

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Back Bay

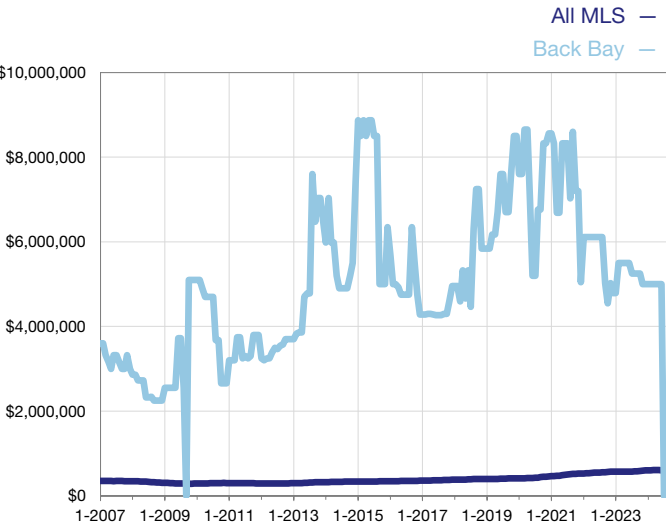
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	1	1	0.0%
Closed Sales				0	0	--	1	0	- 100.0%
Median Sales Price*				\$0	\$0	--	\$5,000,000	\$0	- 100.0%
Inventory of Homes for Sale				6	5	- 16.7%	--	--	--
Months Supply of Inventory				6.0	5.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale				0	0	--	33	0	- 100.0%
Percent of Original List Price Received*				0.0%	0.0%	--	94.4%	0.0%	- 100.0%
New Listings				0	0	--	4	6	+ 50.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				23	26	+ 13.0%	242	212	- 12.4%
Closed Sales				35	33	- 5.7%	228	205	- 10.1%
Median Sales Price*				\$1,760,000	\$1,595,000	- 9.4%	\$1,447,500	\$1,550,000	+ 7.1%
Inventory of Homes for Sale				129	115	- 10.9%	--	--	--
Months Supply of Inventory				4.8	4.6	- 4.2%	--	--	--
Cumulative Days on Market Until Sale				69	57	- 17.4%	67	67	0.0%
Percent of Original List Price Received*				96.6%	95.1%	- 1.6%	95.8%	96.5%	+ 0.7%
New Listings				29	25	- 13.8%	366	341	- 6.8%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties  
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties  
Rolling 12-Month Calculation

