

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Back Bay

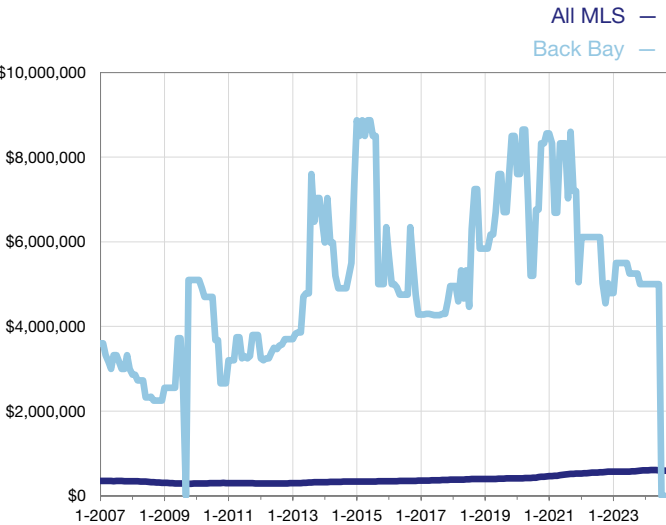
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$7,850,000	--	\$5,000,000	\$7,850,000	+ 57.0%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	8.0	7.0	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	0	48	--	33	48	+ 45.5%
Percent of Original List Price Received*	0.0%	92.4%	--	94.4%	92.4%	- 2.1%
New Listings	2	3	+ 50.0%	6	9	+ 50.0%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	26	25	- 3.8%	268	236	- 11.9%
Closed Sales	30	17	- 43.3%	258	223	- 13.6%
Median Sales Price*	\$1,952,500	\$962,000	- 50.7%	\$1,487,500	\$1,490,000	+ 0.2%
Inventory of Homes for Sale	138	148	+ 7.2%	--	--	--
Months Supply of Inventory	5.1	6.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	67	58	- 13.4%	67	66	- 1.5%
Percent of Original List Price Received*	96.3%	96.0%	- 0.3%	95.9%	96.4%	+ 0.5%
New Listings	48	79	+ 64.6%	414	420	+ 1.4%

\* 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

