

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

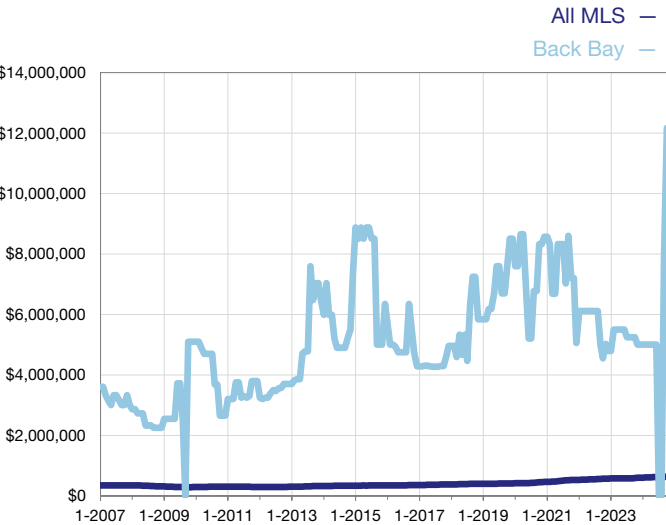
Single-Family Properties	October			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$16,500,000	--	\$5,000,000	\$12,175,000	+ 143.5%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	8.0	9.0	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	0	370	--	33	209	+ 533.3%
Percent of Original List Price Received*	0.0%	78.6%	--	94.4%	85.5%	- 9.4%
New Listings	2	2	0.0%	8	12	+ 50.0%

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

Condominium Properties	October			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	31	34	+ 9.7%	299	266	- 11.0%
Closed Sales	24	22	- 8.3%	282	246	- 12.8%
Median Sales Price*	\$1,412,500	\$1,264,500	- 10.5%	\$1,467,500	\$1,459,000	- 0.6%
Inventory of Homes for Sale	138	144	+ 4.3%	--	--	--
Months Supply of Inventory	5.0	5.8	+ 16.0%	--	--	--
Cumulative Days on Market Until Sale	45	70	+ 55.6%	65	67	+ 3.1%
Percent of Original List Price Received*	98.4%	95.1%	- 3.4%	96.1%	96.3%	+ 0.2%
New Listings	46	41	- 10.9%	460	464	+ 0.9%

* 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

