

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Back Bay

### Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$5,000,000	\$12,175,000	+ 143.5%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	8.0	8.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	33	209	+ 533.3%
Percent of Original List Price Received*	0.0%	0.0%	--	94.4%	85.5%	- 9.4%
New Listings	0	0	--	8	11	+ 37.5%

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

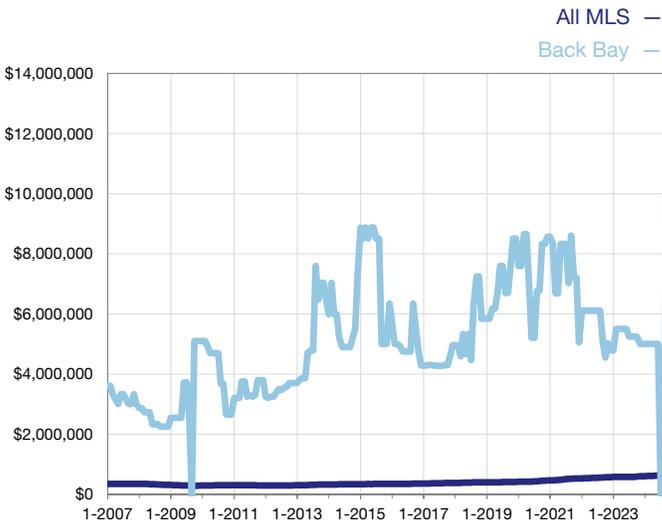
### Condominium Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	18	31	+ 72.2%	317	293	- 7.6%
Closed Sales	29	25	- 13.8%	311	271	- 12.9%
Median Sales Price*	\$1,335,000	\$1,776,000	+ 33.0%	\$1,450,000	\$1,489,000	+ 2.7%
Inventory of Homes for Sale	118	110	- 6.8%	--	--	--
Months Supply of Inventory	4.3	4.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	54	38	- 29.6%	64	64	0.0%
Percent of Original List Price Received*	96.5%	96.3%	- 0.2%	96.1%	96.3%	+ 0.2%
New Listings	18	25	+ 38.9%	479	492	+ 2.7%

\* 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

