

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

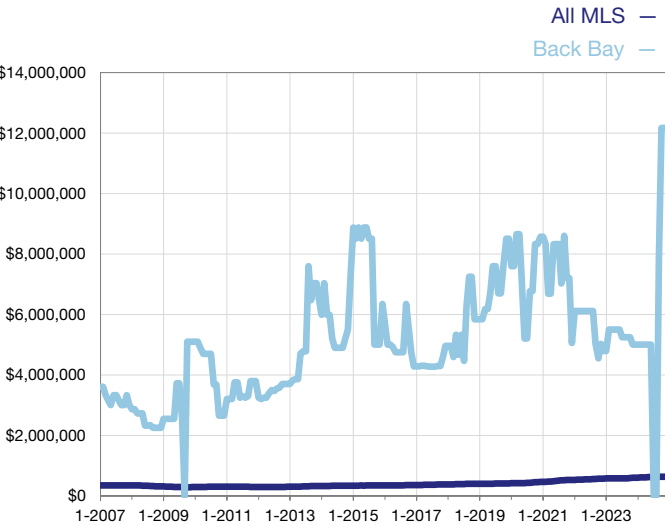
Single-Family Properties				December			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	1	2	+ 100.0%
Closed Sales				0	0	--	1	2	+ 100.0%
Median Sales Price*				\$0	\$0	--	\$5,000,000	\$12,175,000	+ 143.5%
Inventory of Homes for Sale				7	8	+ 14.3%	--	--	--
Months Supply of Inventory				7.0	8.0	+ 14.3%	--	--	--
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				December			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				12	26	+ 116.7%	329	317	- 3.6%
Closed Sales				20	34	+ 70.0%	331	306	- 7.6%
Median Sales Price*				\$1,790,000	\$1,500,000	- 16.2%	\$1,485,000	\$1,495,000	+ 0.7%
Inventory of Homes for Sale				84	77	- 8.3%	--	--	--
Months Supply of Inventory				3.1	2.9	- 6.5%	--	--	--
Cumulative Days on Market Until Sale				59	101	+ 71.2%	64	68	+ 6.3%
Percent of Original List Price Received*				96.6%	92.6%	- 4.1%	96.2%	95.9%	- 0.3%
New Listings				8	13	+ 62.5%	487	507	+ 4.1%

* 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

