

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

Single-Family Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	15	23	+ 53.3%
Closed Sales	1	2	+ 100.0%	16	20	+ 25.0%
Median Sales Price*	\$5,850,000	\$2,485,000	- 57.5%	\$3,962,500	\$3,675,000	- 7.3%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	5.9	1.7	- 71.2%	--	--	--
Cumulative Days on Market Until Sale	7	116	+ 1,557.1%	59	90	+ 52.5%
Percent of Original List Price Received*	103.5%	89.9%	- 13.1%	93.9%	93.3%	- 0.6%
New Listings	0	2	--	35	36	+ 2.9%

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

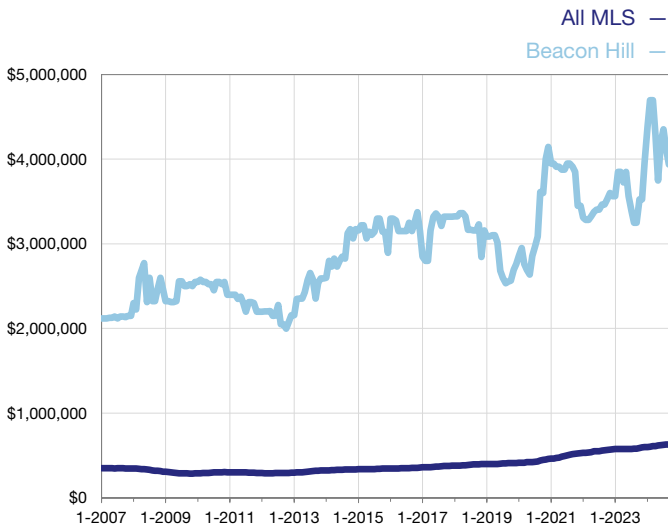
Condominium Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	10	+ 150.0%	108	107	- 0.9%
Closed Sales	8	9	+ 12.5%	109	98	- 10.1%
Median Sales Price*	\$1,985,000	\$1,375,000	- 30.7%	\$980,000	\$1,025,000	+ 4.6%
Inventory of Homes for Sale	16	29	+ 81.3%	--	--	--
Months Supply of Inventory	1.8	3.3	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	98	79	- 19.4%	56	50	- 10.7%
Percent of Original List Price Received*	95.6%	92.2%	- 3.6%	97.6%	97.3%	- 0.3%
New Listings	2	4	+ 100.0%	152	188	+ 23.7%

* 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

