

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Back Bay

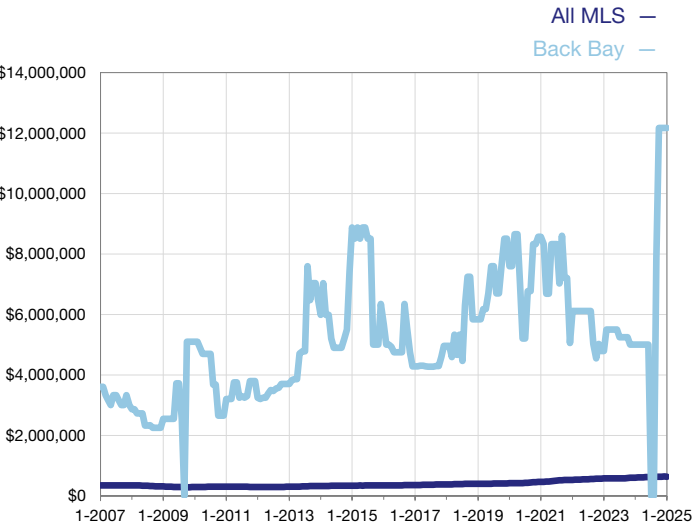
Single-Family Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				0	0	--	0	0	--
Closed Sales				0	0	--	0	0	--
Median Sales Price*				\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale				9	8	- 11.1%	--	--	--
Months Supply of Inventory				9.0	8.0	- 11.1%	--	--	--
Cumulative Days on Market Until Sale				0	0	--	0	0	--
Percent of Original List Price Received*				0.0%	0.0%	--	0.0%	0.0%	--
New Listings				2	1	- 50.0%	2	1	- 50.0%

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

Condominium Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				12	17	+ 41.7%	12	17	+ 41.7%
Closed Sales				14	18	+ 28.6%	14	18	+ 28.6%
Median Sales Price*				\$1,965,000	\$1,475,000	- 24.9%	\$1,965,000	\$1,475,000	- 24.9%
Inventory of Homes for Sale				100	97	- 3.0%	--	--	--
Months Supply of Inventory				3.7	3.6	- 2.7%	--	--	--
Cumulative Days on Market Until Sale				141	94	- 33.3%	141	94	- 33.3%
Percent of Original List Price Received*				93.5%	90.9%	- 2.8%	93.5%	90.9%	- 2.8%
New Listings				36	40	+ 11.1%	36	40	+ 11.1%

\* 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

