

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

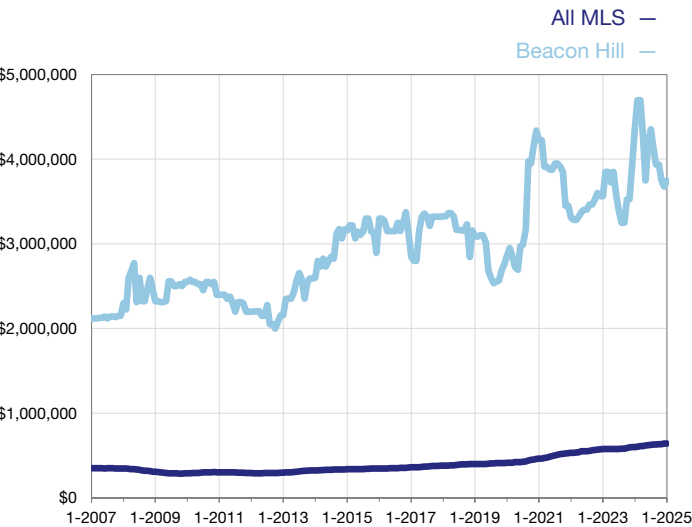
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$5,000,000	--	\$0	\$5,000,000	--
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	6.5	3.8	- 41.5%	--	--	--
Cumulative Days on Market Until Sale	0	54	--	0	54	--
Percent of Original List Price Received*	0.0%	91.7%	--	0.0%	91.7%	--
New Listings	5	7	+ 40.0%	5	7	+ 40.0%

* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	2	7	+ 250.0%	2	7	+ 250.0%
Median Sales Price*	\$1,009,000	\$2,600,000	+ 157.7%	\$1,009,000	\$2,600,000	+ 157.7%
Inventory of Homes for Sale	22	32	+ 45.5%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	57	101	+ 77.2%	57	101	+ 77.2%
Percent of Original List Price Received*	96.9%	91.7%	- 5.4%	96.9%	91.7%	- 5.4%
New Listings	9	10	+ 11.1%	9	10	+ 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

