

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

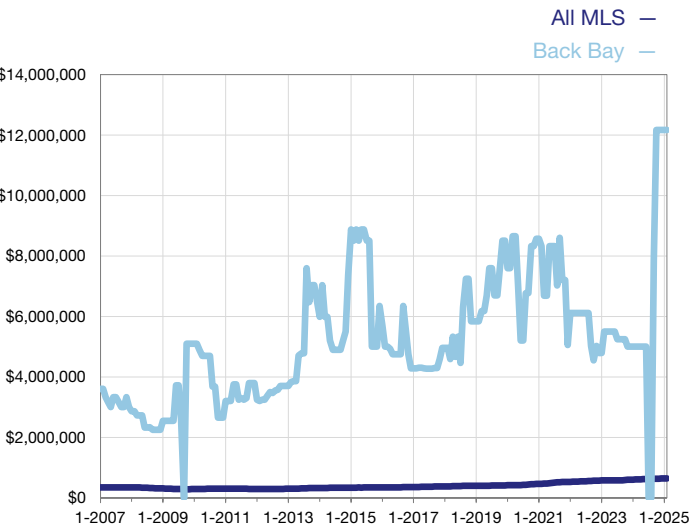
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				0	0	--	0	0	--
Closed Sales				0	0	--	0	0	--
Median Sales Price*				\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale				10	11	+ 10.0%	--	--	--
Months Supply of Inventory				10.0	11.0	+ 10.0%	--	--	--
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				1	3	+ 200.0%	3	4	+ 33.3%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				19	20	+ 5.3%	31	35	+ 12.9%
Closed Sales				8	17	+ 112.5%	22	35	+ 59.1%
Median Sales Price*				\$1,675,000	\$1,875,000	+ 11.9%	\$1,850,000	\$1,625,000	- 12.2%
Inventory of Homes for Sale				123	97	- 21.1%	--	--	--
Months Supply of Inventory				4.6	3.6	- 21.7%	--	--	--
Cumulative Days on Market Until Sale				76	92	+ 21.1%	117	93	- 20.5%
Percent of Original List Price Received*				94.5%	96.5%	+ 2.1%	93.9%	93.6%	- 0.3%
New Listings				48	33	- 31.3%	84	72	- 14.3%

* 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

