

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beacon Hill

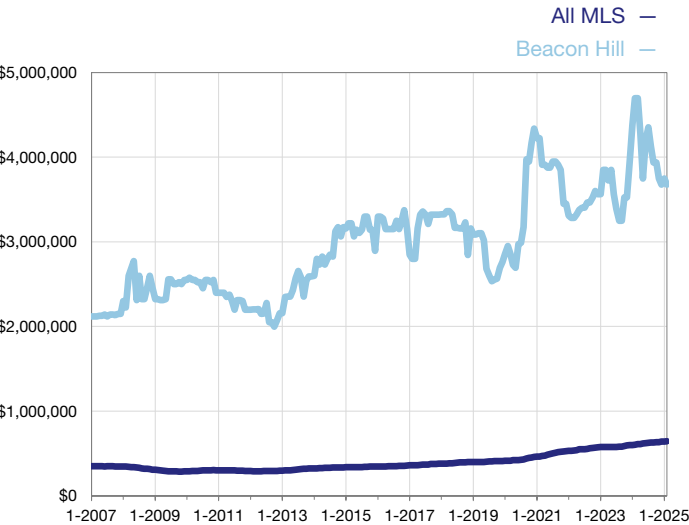
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$3,250,000	--	\$0	\$4,125,000	--
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	7.5	4.7	- 37.3%	--	--	--
Cumulative Days on Market Until Sale	0	43	--	0	49	--
Percent of Original List Price Received*	0.0%	83.3%	--	0.0%	87.5%	--
New Listings	4	4	0.0%	9	10	+ 11.1%

\* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	7	14	+ 100.0%
Closed Sales	2	4	+ 100.0%	4	11	+ 175.0%
Median Sales Price*	\$2,972,000	\$2,673,750	- 10.0%	\$1,883,500	\$2,600,000	+ 38.0%
Inventory of Homes for Sale	35	33	- 5.7%	--	--	--
Months Supply of Inventory	4.1	3.5	- 14.6%	--	--	--
Cumulative Days on Market Until Sale	218	49	- 77.5%	137	82	- 40.1%
Percent of Original List Price Received*	91.6%	94.8%	+ 3.5%	94.2%	92.8%	- 1.5%
New Listings	19	10	- 47.4%	28	21	- 25.0%

\* 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

