

# Back Bay

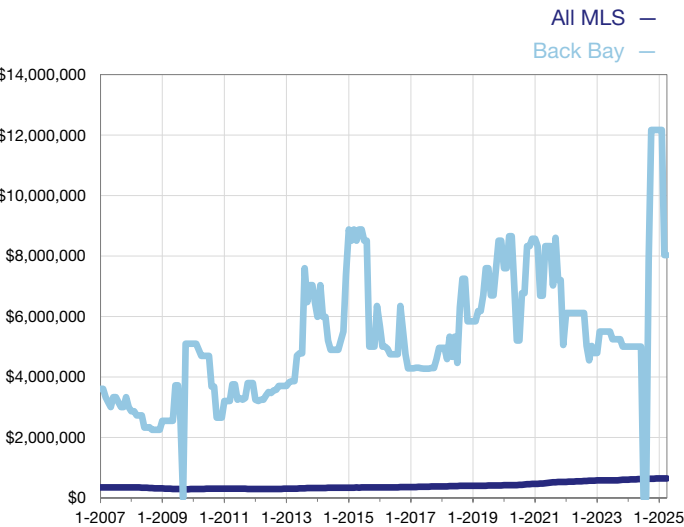
| Single-Family Properties                 | April |              |         | Year to Date |             |         |
|--|-------|--------------|---------|--------------|-------------|---------|
| Key Metrics                              | 2024  | 2025         | + / -   | 2024         | 2025        | + / -   |
| Pending Sales                            | 0     | 2            | --      | 0            | 3           | --      |
| Closed Sales                             | 0     | 1            | --      | 0            | 2           | --      |
| Median Sales Price*                      | \$0   | \$10,000,000 | --      | \$0          | \$9,012,500 | --      |
| Inventory of Homes for Sale              | 9     | 11           | + 22.2% | --           | --          | --      |
| Months Supply of Inventory               | 0.0   | 8.8          | --      | --           | --          | --      |
| Cumulative Days on Market Until Sale     | 0     | 170          | --      | 0            | 297         | --      |
| Percent of Original List Price Received* | 0.0%  | 80.0%        | --      | 0.0%         | 74.9%       | --      |
| New Listings                             | 0     | 2            | --      | 4            | 7           | + 75.0% |

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

| Condominium Properties                   | April       |             |         | Year to Date |             |         |
|--|-------------|-------------|---------|--------------|-------------|---------|
| Key Metrics                              | 2024        | 2025        | + / -   | 2024         | 2025        | + / -   |
| Pending Sales                            | 33          | 35          | + 6.1%  | 91           | 89          | - 2.2%  |
| Closed Sales                             | 29          | 28          | - 3.4%  | 69           | 77          | + 11.6% |
| Median Sales Price*                      | \$1,438,000 | \$1,665,000 | + 15.8% | \$2,000,000  | \$1,720,000 | - 14.0% |
| Inventory of Homes for Sale              | 152         | 174         | + 14.5% | --           | --          | --      |
| Months Supply of Inventory               | 5.6         | 6.6         | + 17.9% | --           | --          | --      |
| Cumulative Days on Market Until Sale     | 61          | 69          | + 13.1% | 76           | 81          | + 6.6%  |
| Percent of Original List Price Received* | 99.2%       | 96.0%       | - 3.2%  | 96.8%        | 94.2%       | - 2.7%  |
| New Listings                             | 53          | 79          | + 49.1% | 188          | 226         | + 20.2% |

\* 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

