## Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

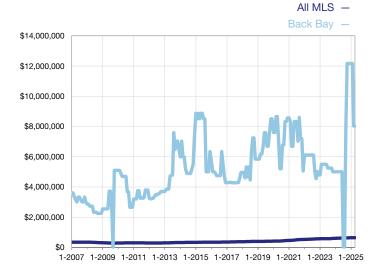
## **Back Bay**

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.

ndominium 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%	

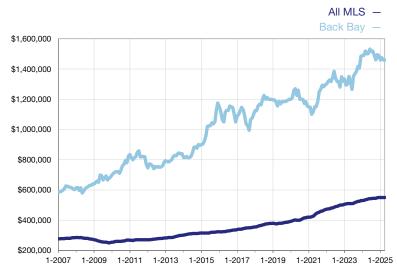
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## Median Sales Price – Single-Family Properties Rolling 12-Month Calculation

**Median Sales Price – Condominium Properties** Rolling 12-Month Calculation



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