

# Beacon Hill

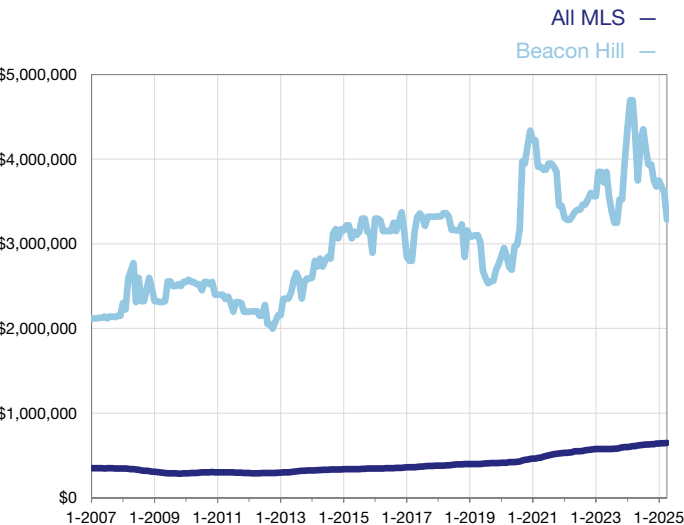
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	1	- 80.0%	13	2	- 84.6%
Closed Sales	5	1	- 80.0%	5	4	- 20.0%
Median Sales Price*	\$4,285,000	\$2,275,000	- 46.9%	\$4,285,000	\$3,175,000	- 25.9%
Inventory of Homes for Sale	15	21	+ 40.0%	--	--	--
Months Supply of Inventory	5.0	12.3	+ 146.0%	--	--	--
Cumulative Days on Market Until Sale	130	285	+ 119.2%	130	122	- 6.2%
Percent of Original List Price Received*	92.0%	82.7%	- 10.1%	92.0%	88.7%	- 3.6%
New Listings	7	7	0.0%	22	23	+ 4.5%

\* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	14	13	- 7.1%	33	39	+ 18.2%
Closed Sales	11	9	- 18.2%	23	30	+ 30.4%
Median Sales Price*	\$835,000	\$1,130,000	+ 35.3%	\$830,000	\$1,530,000	+ 84.3%
Inventory of Homes for Sale	55	47	- 14.5%	--	--	--
Months Supply of Inventory	6.6	5.0	- 24.2%	--	--	--
Cumulative Days on Market Until Sale	22	90	+ 309.1%	43	114	+ 165.1%
Percent of Original List Price Received*	99.9%	92.6%	- 7.3%	99.0%	92.8%	- 6.3%
New Listings	35	21	- 40.0%	79	63	- 20.3%

\* 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

