

Beacon Hill

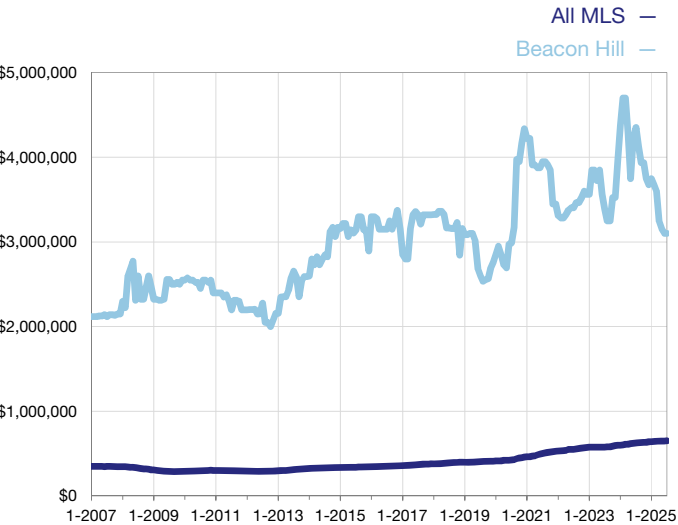
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	2	--	17	9	- 47.1%
Closed Sales	1	3	+ 200.0%	15	10	- 33.3%
Median Sales Price*	\$7,050,000	\$6,000,000	- 14.9%	\$4,125,000	\$3,500,000	- 15.2%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	4.4	9.6	+ 118.2%	--	--	--
Cumulative Days on Market Until Sale	42	82	+ 95.2%	92	94	+ 2.2%
Percent of Original List Price Received*	97.6%	85.1%	- 12.8%	93.2%	89.4%	- 4.1%
New Listings	1	3	+ 200.0%	27	33	+ 22.2%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	12	+ 71.4%	63	73	+ 15.9%
Closed Sales	7	12	+ 71.4%	60	68	+ 13.3%
Median Sales Price*	\$1,685,000	\$777,500	- 53.9%	\$920,000	\$1,172,500	+ 27.4%
Inventory of Homes for Sale	56	33	- 41.1%	--	--	--
Months Supply of Inventory	7.0	3.4	- 51.4%	--	--	--
Cumulative Days on Market Until Sale	79	33	- 58.2%	48	76	+ 58.3%
Percent of Original List Price Received*	94.2%	98.0%	+ 4.0%	98.4%	95.3%	- 3.2%
New Listings	17	5	- 70.6%	125	107	- 14.4%

* 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

