

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	2	7	+ 250.0%
Closed Sales	0	1	--	2	7	+ 250.0%
Median Sales Price*	\$0	\$11,500,000	--	\$12,175,000	\$11,500,000	- 5.5%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	8.0	5.7	- 28.8%	--	--	--
Cumulative Days on Market Until Sale	0	9	--	209	149	- 28.7%
Percent of Original List Price Received*	0.0%	104.6%	--	85.5%	85.6%	+ 0.1%
New Listings	0	1	--	11	18	+ 63.6%

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

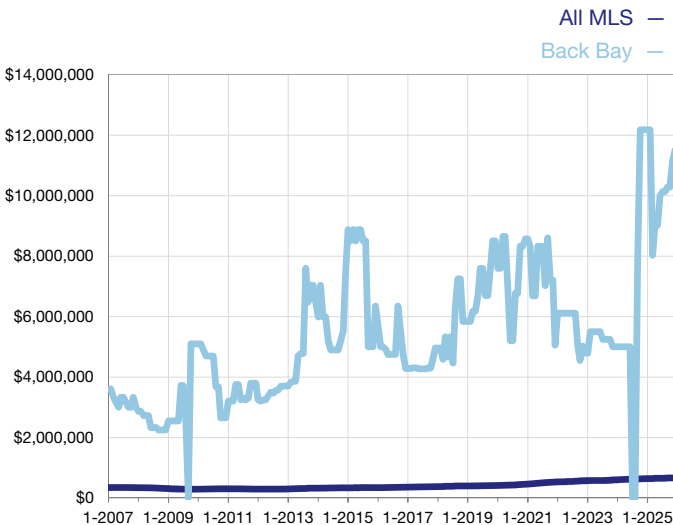
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	25	26	+ 4.0%	314	309	- 1.6%
Closed Sales	35	31	- 11.4%	307	299	- 2.6%
Median Sales Price*	\$1,500,000	\$1,200,000	- 20.0%	\$1,490,000	\$1,400,000	- 6.0%
Inventory of Homes for Sale	85	77	- 9.4%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	99	99	0.0%	68	73	+ 7.4%
Percent of Original List Price Received*	92.6%	92.9%	+ 0.3%	95.9%	95.0%	- 0.9%
New Listings	12	17	+ 41.7%	506	541	+ 6.9%

* 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

