

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	3	+ 200.0%	23	22	- 4.3%
Closed Sales	2	3	+ 50.0%	20	21	+ 5.0%
Median Sales Price*	\$2,485,000	\$8,250,000	+ 232.0%	\$3,675,000	\$3,750,000	+ 2.0%
Inventory of Homes for Sale	6	14	+ 133.3%	--	--	--
Months Supply of Inventory	2.1	5.7	+ 171.4%	--	--	--
Cumulative Days on Market Until Sale	116	120	+ 3.4%	90	91	+ 1.1%
Percent of Original List Price Received*	89.9%	93.9%	+ 4.4%	93.3%	91.2%	- 2.3%
New Listings	2	1	- 50.0%	37	54	+ 45.9%

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

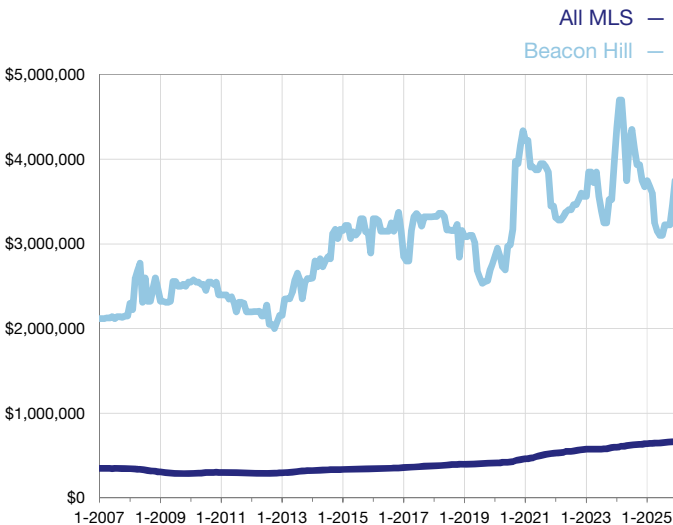
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	10	+ 11.1%	106	109	+ 2.8%
Closed Sales	9	9	0.0%	98	109	+ 11.2%
Median Sales Price*	\$1,375,000	\$1,100,000	- 20.0%	\$1,025,000	\$1,185,000	+ 15.6%
Inventory of Homes for Sale	35	21	- 40.0%	--	--	--
Months Supply of Inventory	4.0	2.3	- 42.5%	--	--	--
Cumulative Days on Market Until Sale	79	104	+ 31.6%	50	77	+ 54.0%
Percent of Original List Price Received*	92.2%	90.6%	- 1.7%	97.3%	95.0%	- 2.4%
New Listings	4	7	+ 75.0%	188	164	- 12.8%

* 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

