

# Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beacon Hill

### Single-Family Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	0	2	--
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$5,000,000	<b>\$3,950,000</b>	- 21.0%	\$5,000,000	<b>\$3,950,000</b>	- 21.0%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	3.5	5.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	54	116	+ 114.8%	54	116	+ 114.8%
Percent of Original List Price Received*	91.7%	93.4%	+ 1.9%	91.7%	93.4%	+ 1.9%
New Listings	6	3	- 50.0%	6	3	- 50.0%

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

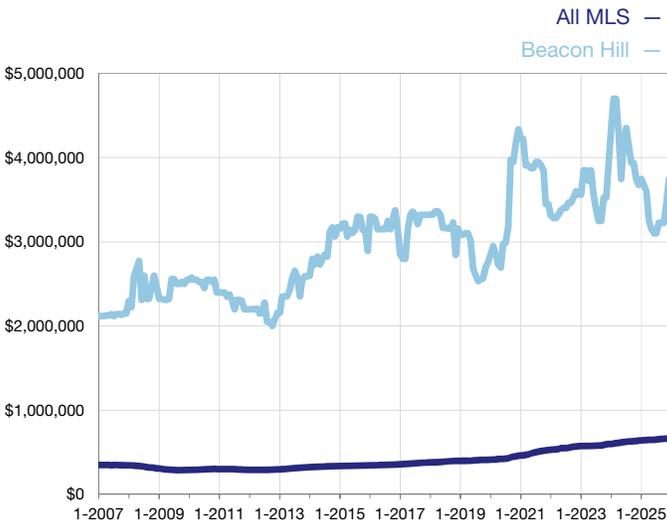
### Condominium Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	7	8	+ 14.3%	7	8	+ 14.3%
Median Sales Price*	\$2,600,000	<b>\$984,500</b>	- 62.1%	\$2,600,000	<b>\$984,500</b>	- 62.1%
Inventory of Homes for Sale	37	28	- 24.3%	--	--	--
Months Supply of Inventory	4.0	3.1	- 22.5%	--	--	--
Cumulative Days on Market Until Sale	101	67	- 33.7%	101	67	- 33.7%
Percent of Original List Price Received*	91.7%	96.3%	+ 5.0%	91.7%	96.3%	+ 5.0%
New Listings	12	15	+ 25.0%	12	15	+ 25.0%

\* 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

