

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	11.0	4.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	3	2	- 33.3%	4	2	- 50.0%

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

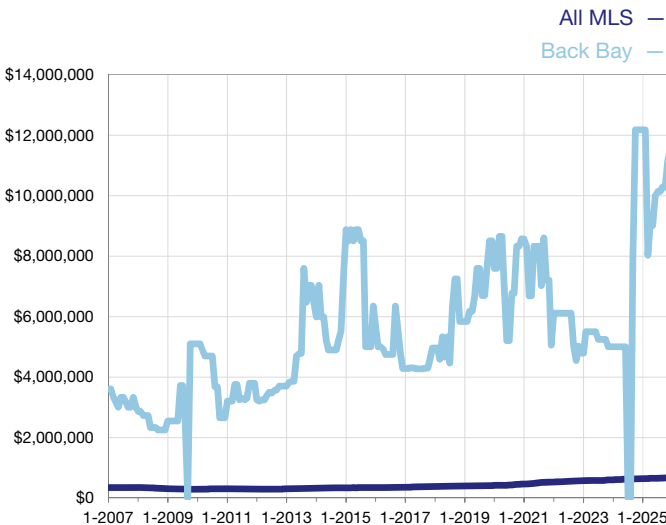
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	23	+ 53.3%	30	35	+ 16.7%
Closed Sales	18	12	- 33.3%	36	28	- 22.2%
Median Sales Price*	\$1,905,000	\$1,167,500	- 38.7%	\$1,677,500	\$1,242,500	- 25.9%
Inventory of Homes for Sale	109	91	- 16.5%	--	--	--
Months Supply of Inventory	4.2	3.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	102	88	- 13.7%	98	99	+ 1.0%
Percent of Original List Price Received*	96.1%	94.4%	- 1.8%	93.5%	93.7%	+ 0.2%
New Listings	34	29	- 14.7%	74	68	- 8.1%

* 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

