

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	4	--	0	4	--
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Median Sales Price*	\$3,250,000	\$22,000,000	+ 576.9%	\$4,125,000	\$4,800,000	+ 16.4%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	4.3	5.4	+ 25.6%	--	--	--
Cumulative Days on Market Until Sale	43	19	- 55.8%	49	84	+ 71.4%
Percent of Original List Price Received*	83.3%	88.0%	+ 5.6%	87.5%	91.6%	+ 4.7%
New Listings	3	4	+ 33.3%	9	7	- 22.2%

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

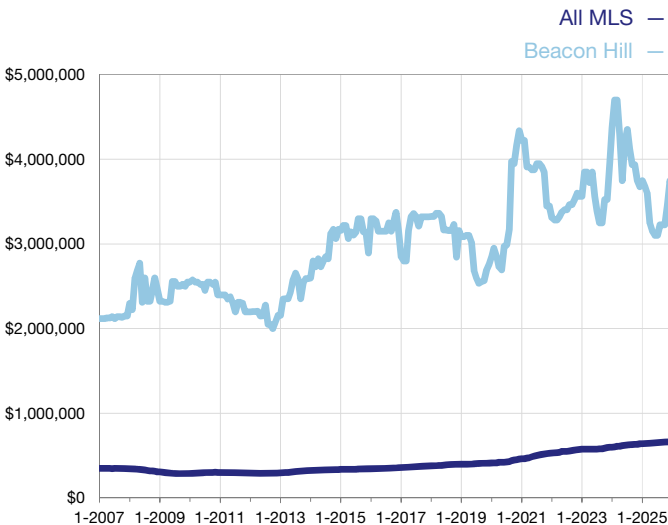
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	7	- 22.2%	14	12	- 14.3%
Closed Sales	4	4	0.0%	11	12	+ 9.1%
Median Sales Price*	\$2,673,750	\$3,125,000	+ 16.9%	\$2,600,000	\$1,122,000	- 56.8%
Inventory of Homes for Sale	36	29	- 19.4%	--	--	--
Months Supply of Inventory	3.8	3.3	- 13.2%	--	--	--
Cumulative Days on Market Until Sale	49	49	0.0%	82	61	- 25.6%
Percent of Original List Price Received*	94.8%	91.7%	- 3.3%	92.8%	94.8%	+ 2.2%
New Listings	10	11	+ 10.0%	22	25	+ 13.6%

* 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

