

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	1	3	+ 200.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$8,025,000	\$7,900,000	- 1.6%	\$8,025,000	\$7,900,000	- 1.6%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	11.0	4.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	423	369	- 12.8%	423	369	- 12.8%
Percent of Original List Price Received*	69.8%	79.8%	+ 14.3%	69.8%	79.8%	+ 14.3%
New Listings	1	4	+ 300.0%	5	6	+ 20.0%

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

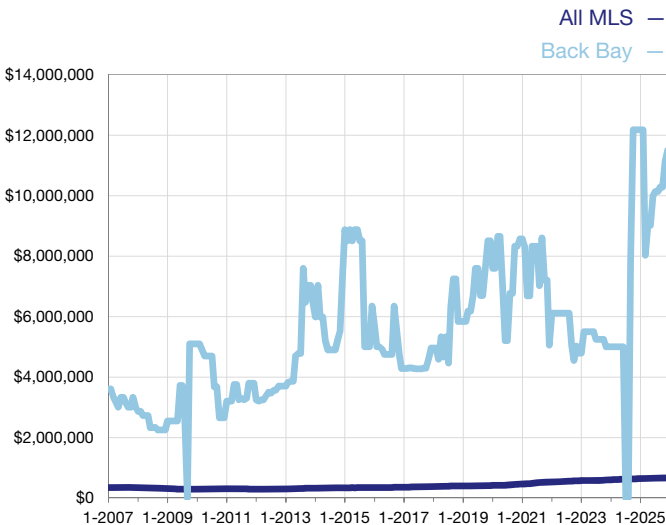
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	24	22	- 8.3%	54	54	0.0%
Closed Sales	14	26	+ 85.7%	50	54	+ 8.0%
Median Sales Price*	\$2,725,000	\$1,712,500	- 37.2%	\$1,802,500	\$1,510,000	- 16.2%
Inventory of Homes for Sale	151	129	- 14.6%	--	--	--
Months Supply of Inventory	5.8	5.1	- 12.1%	--	--	--
Cumulative Days on Market Until Sale	77	110	+ 42.9%	92	104	+ 13.0%
Percent of Original List Price Received*	92.2%	94.6%	+ 2.6%	93.2%	94.2%	+ 1.1%
New Listings	74	64	- 13.5%	148	133	- 10.1%

* 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

