

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	1	5	+ 400.0%
Closed Sales	1	1	0.0%	3	4	+ 33.3%
Median Sales Price*	\$3,100,000	\$8,050,000	+ 159.7%	\$3,250,000	\$6,425,000	+ 97.7%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	7.9	5.4	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	104	150	+ 44.2%	67	100	+ 49.3%
Percent of Original List Price Received*	96.9%	92.0%	- 5.1%	90.7%	91.7%	+ 1.1%
New Listings	7	3	- 57.1%	16	10	- 37.5%

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

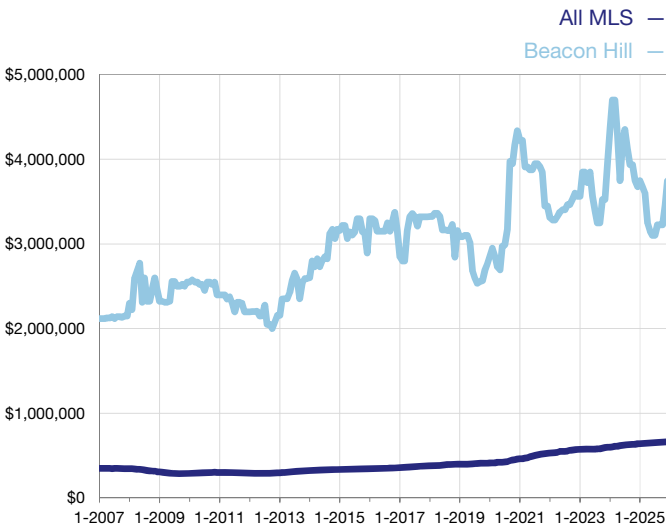
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	17	+ 54.5%	25	28	+ 12.0%
Closed Sales	10	8	- 20.0%	21	21	0.0%
Median Sales Price*	\$2,065,000	\$1,077,500	- 47.8%	\$2,350,000	\$1,089,000	- 53.7%
Inventory of Homes for Sale	39	42	+ 7.7%	--	--	--
Months Supply of Inventory	4.2	4.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	170	66	- 61.2%	124	64	- 48.4%
Percent of Original List Price Received*	93.2%	95.2%	+ 2.1%	93.0%	94.6%	+ 1.7%
New Listings	20	31	+ 55.0%	42	54	+ 28.6%

* 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

