

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	0	- 100.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$10,000,000	\$0	- 100.0%	\$9,012,500	\$7,900,000	- 12.3%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	8.8	8.7	- 1.1%	--	--	--
Cumulative Days on Market Until Sale	170	0	- 100.0%	297	369	+ 24.2%
Percent of Original List Price Received*	80.0%	0.0%	- 100.0%	74.9%	79.8%	+ 6.5%
New Listings	2	3	+ 50.0%	7	10	+ 42.9%

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

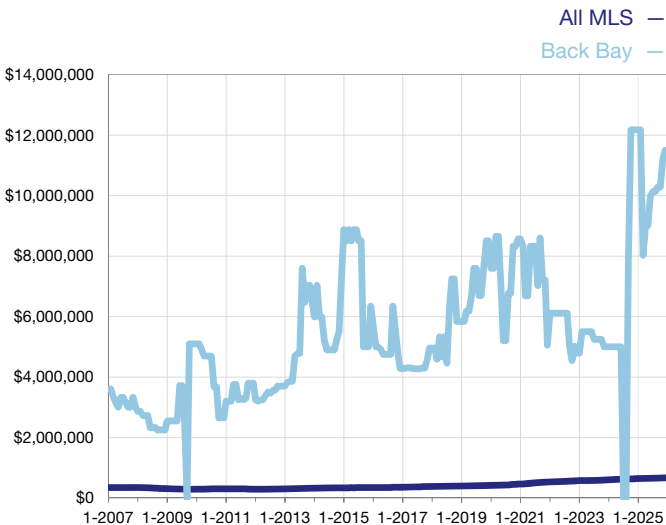
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	27	41	+ 51.9%	81	92	+ 13.6%
Closed Sales	29	21	- 27.6%	79	76	- 3.8%
Median Sales Price*	\$1,610,000	\$1,945,000	+ 20.8%	\$1,720,000	\$1,610,000	- 6.4%
Inventory of Homes for Sale	194	143	- 26.3%	--	--	--
Months Supply of Inventory	7.7	5.4	- 29.9%	--	--	--
Cumulative Days on Market Until Sale	67	122	+ 82.1%	83	109	+ 31.3%
Percent of Original List Price Received*	96.1%	95.0%	- 1.1%	94.2%	94.4%	+ 0.2%
New Listings	79	77	- 2.5%	226	203	- 10.2%

* 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

