

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beacon Hill

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	2	7	+ 250.0%
Closed Sales	1	3	+ 200.0%	4	7	+ 75.0%
Median Sales Price*	\$2,275,000	<b>\$2,650,000</b>	+ 16.5%	\$3,175,000	<b>\$4,800,000</b>	+ 51.2%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	12.8	7.0	- 45.3%	--	--	--
Cumulative Days on Market Until Sale	285	151	- 47.0%	122	122	0.0%
Percent of Original List Price Received*	82.7%	93.6%	+ 13.2%	88.7%	92.5%	+ 4.3%
New Listings	7	7	0.0%	23	17	- 26.1%

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

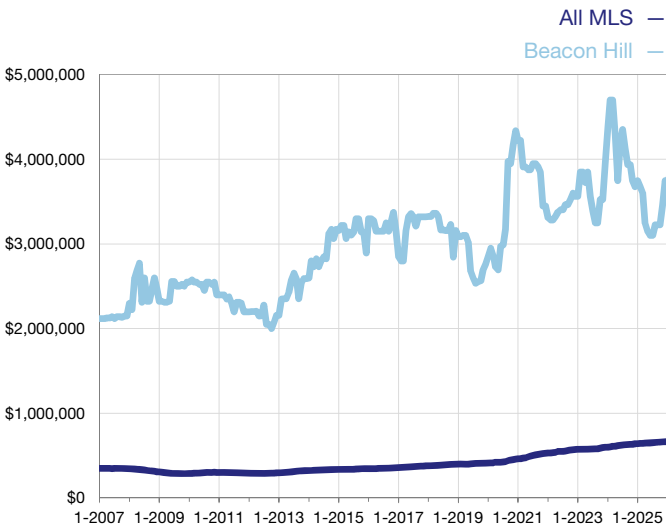
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	19	+ 46.2%	38	45	+ 18.4%
Closed Sales	9	16	+ 77.8%	30	37	+ 23.3%
Median Sales Price*	\$1,130,000	<b>\$1,499,500</b>	+ 32.7%	\$1,530,000	<b>\$1,155,000</b>	- 24.5%
Inventory of Homes for Sale	47	64	+ 36.2%	--	--	--
Months Supply of Inventory	5.1	6.6	+ 29.4%	--	--	--
Cumulative Days on Market Until Sale	90	69	- 23.3%	114	66	- 42.1%
Percent of Original List Price Received*	92.6%	99.1%	+ 7.0%	92.8%	96.5%	+ 4.0%
New Listings	21	44	+ 109.5%	63	97	+ 54.0%

\* 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

