

Back Bay

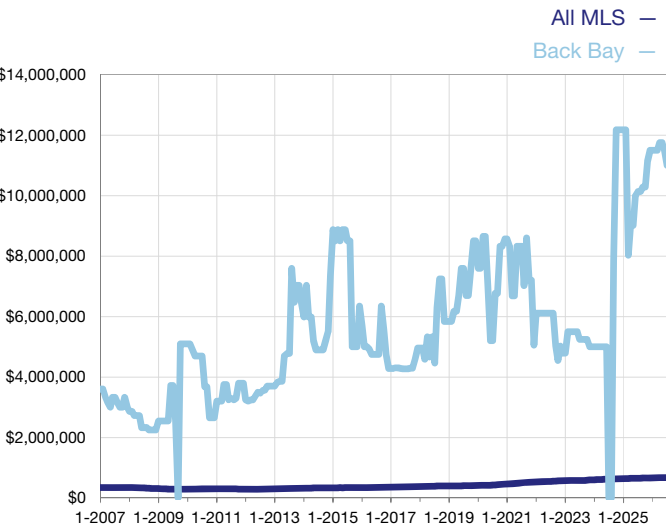
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	4	6	+ 50.0%
Closed Sales	1	2	+ 100.0%	4	5	+ 25.0%
Median Sales Price*	\$10,280,000	\$10,050,000	- 2.2%	\$10,140,000	\$10,000,000	- 1.4%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	6.4	6.0	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	209	326	+ 56.0%	214	269	+ 25.7%
Percent of Original List Price Received*	86.4%	93.7%	+ 8.4%	79.1%	89.9%	+ 13.7%
New Listings	0	0	--	7	15	+ 114.3%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	26	32	+ 23.1%	190	183	- 3.7%
Closed Sales	36	25	- 30.6%	181	170	- 6.1%
Median Sales Price*	\$1,072,500	\$1,275,000	+ 18.9%	\$1,450,000	\$1,434,000	- 1.1%
Inventory of Homes for Sale	182	153	- 15.9%	--	--	--
Months Supply of Inventory	6.9	6.1	- 11.6%	--	--	--
Cumulative Days on Market Until Sale	47	61	+ 29.8%	66	77	+ 16.7%
Percent of Original List Price Received*	98.7%	94.8%	- 4.0%	96.1%	95.9%	- 0.2%
New Listings	40	41	+ 2.5%	381	366	- 3.9%

* 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

