

Beacon Hill

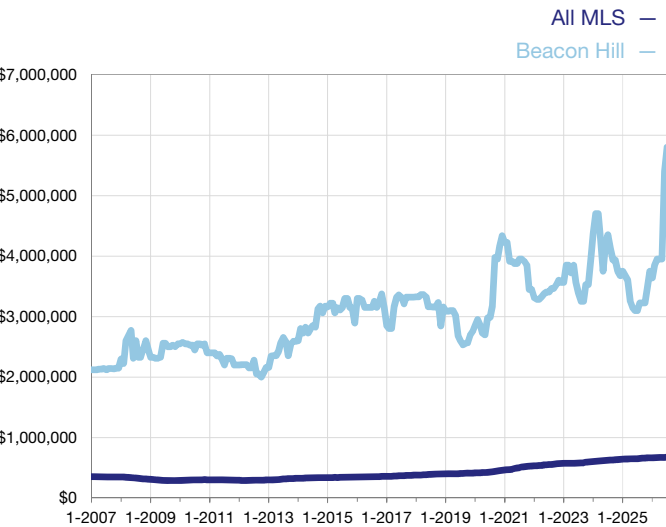
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	9	12	+ 33.3%
Closed Sales	3	3	0.0%	10	13	+ 30.0%
Median Sales Price*	\$6,000,000	\$6,190,000	+ 3.2%	\$3,500,000	\$6,000,000	+ 71.4%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	9.1	6.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	82	390	+ 375.6%	94	183	+ 94.7%
Percent of Original List Price Received*	85.1%	91.0%	+ 6.9%	89.4%	91.5%	+ 2.3%
New Listings	1	3	+ 200.0%	31	29	- 6.5%

* 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	10	14	+ 40.0%	71	92	+ 29.6%
Closed Sales	12	17	+ 41.7%	69	84	+ 21.7%
Median Sales Price*	\$777,500	\$1,040,000	+ 33.8%	\$1,185,000	\$1,020,000	- 13.9%
Inventory of Homes for Sale	39	49	+ 25.6%	--	--	--
Months Supply of Inventory	4.1	4.5	+ 9.8%	--	--	--
Cumulative Days on Market Until Sale	33	52	+ 57.6%	80	59	- 26.3%
Percent of Original List Price Received*	98.0%	93.9%	- 4.2%	94.9%	96.4%	+ 1.6%
New Listings	5	10	+ 100.0%	107	154	+ 43.9%

* 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

