

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

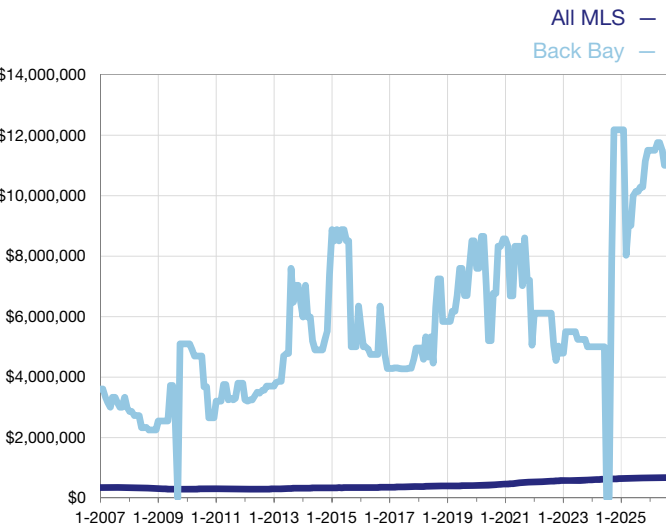
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				0	1	--	4	6	+ 50.0%
Closed Sales				0	0	--	4	5	+ 25.0%
Median Sales Price*				\$0	\$0	--	\$10,140,000	\$10,000,000	- 1.4%
Inventory of Homes for Sale				7	9	+ 28.6%	--	--	--
Months Supply of Inventory				5.6	6.0	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale				0	0	--	214	269	+ 25.7%
Percent of Original List Price Received*				0.0%	0.0%	--	79.1%	89.9%	+ 13.7%
New Listings				2	1	- 50.0%	9	16	+ 77.8%

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

Condominium Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				19	29	+ 52.6%	209	211	+ 1.0%
Closed Sales				30	33	+ 10.0%	211	203	- 3.8%
Median Sales Price*				\$1,250,000	\$1,280,000	+ 2.4%	\$1,450,000	\$1,397,500	- 3.6%
Inventory of Homes for Sale				166	116	- 30.1%	--	--	--
Months Supply of Inventory				6.4	4.5	- 29.7%	--	--	--
Cumulative Days on Market Until Sale				58	54	- 6.9%	65	73	+ 12.3%
Percent of Original List Price Received*				93.7%	95.6%	+ 2.0%	95.7%	95.9%	+ 0.2%
New Listings				26	23	- 11.5%	407	390	- 4.2%

* 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

