

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

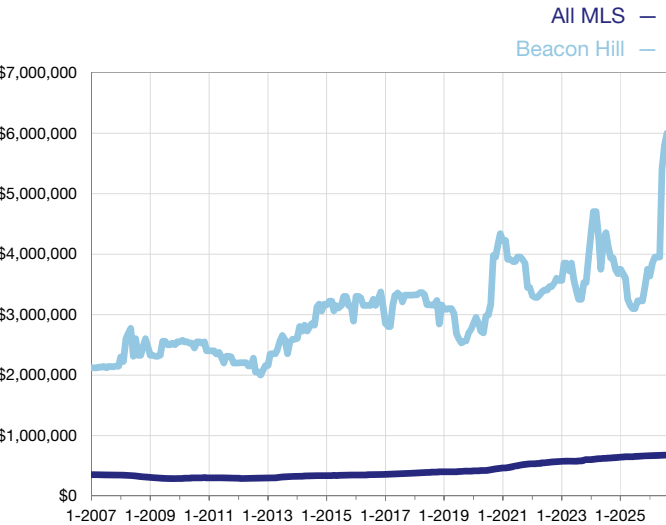
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	3	--	9	15	+ 66.7%
Closed Sales	1	0	- 100.0%	11	13	+ 18.2%
Median Sales Price*	\$3,950,000	\$0	- 100.0%	\$3,750,000	\$6,000,000	+ 60.0%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	8.5	4.6	- 45.9%	--	--	--
Cumulative Days on Market Until Sale	2	0	- 100.0%	86	183	+ 112.8%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	90.4%	91.5%	+ 1.2%
New Listings	2	1	- 50.0%	33	30	- 9.1%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	11	+ 83.3%	77	103	+ 33.8%
Closed Sales	9	16	+ 77.8%	78	100	+ 28.2%
Median Sales Price*	\$750,000	\$885,000	+ 18.0%	\$1,165,000	\$998,150	- 14.3%
Inventory of Homes for Sale	40	39	- 2.5%	--	--	--
Months Supply of Inventory	4.4	3.5	- 20.5%	--	--	--
Cumulative Days on Market Until Sale	51	59	+ 15.7%	77	59	- 23.4%
Percent of Original List Price Received*	96.3%	94.3%	- 2.1%	95.1%	96.1%	+ 1.1%
New Listings	8	8	0.0%	115	164	+ 42.6%

* 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

