

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

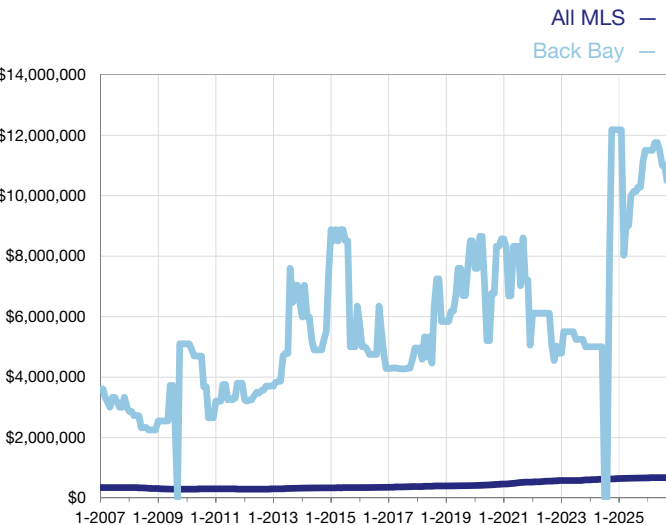
Single-Family Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				0	0	--	4	6	+ 50.0%
Closed Sales				0	1	--	4	6	+ 50.0%
Median Sales Price*				\$0	\$6,600,000	--	\$10,140,000	\$9,800,000	- 3.4%
Inventory of Homes for Sale				10	13	+ 30.0%	--	--	--
Months Supply of Inventory				8.0	8.7	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale				0	102	--	214	242	+ 13.1%
Percent of Original List Price Received*				0.0%	95.7%	--	79.1%	90.8%	+ 14.8%
New Listings				3	4	+ 33.3%	12	20	+ 66.7%

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

Condominium Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				22	11	- 50.0%	231	219	- 5.2%
Closed Sales				17	29	+ 70.6%	228	232	+ 1.8%
Median Sales Price*				\$1,115,000	\$1,825,000	+ 63.7%	\$1,443,750	\$1,400,000	- 3.0%
Inventory of Homes for Sale				196	170	- 13.3%	--	--	--
Months Supply of Inventory				7.5	6.9	- 8.0%	--	--	--
Cumulative Days on Market Until Sale				75	59	- 21.3%	66	71	+ 7.6%
Percent of Original List Price Received*				94.4%	95.9%	+ 1.6%	95.6%	95.9%	+ 0.3%
New Listings				66	75	+ 13.6%	473	467	- 1.3%

* 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

