

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

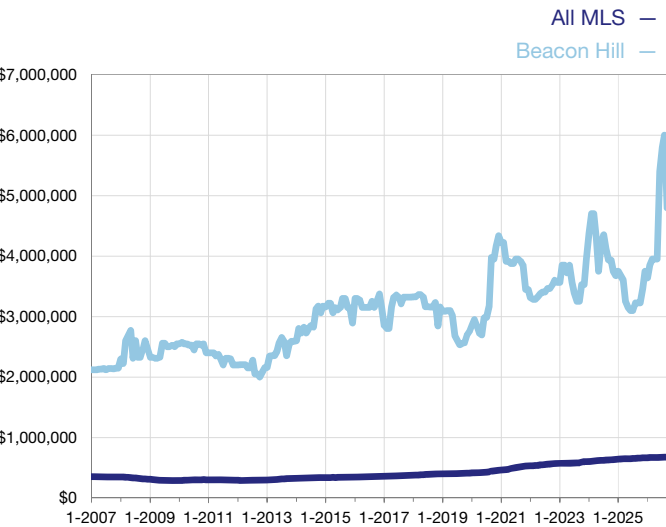
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	11	15	+ 36.4%
Closed Sales	0	4	--	11	17	+ 54.5%
Median Sales Price*	\$0	\$4,050,000	--	\$3,750,000	\$4,800,000	+ 28.0%
Inventory of Homes for Sale	27	12	- 55.6%	--	--	--
Months Supply of Inventory	14.3	4.2	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	0	89	--	86	161	+ 87.2%
Percent of Original List Price Received*	0.0%	95.8%	--	90.4%	92.5%	+ 2.3%
New Listings	15	3	- 80.0%	48	33	- 31.3%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	14	+ 55.6%	86	114	+ 32.6%
Closed Sales	8	9	+ 12.5%	86	109	+ 26.7%
Median Sales Price*	\$1,055,000	\$825,000	- 21.8%	\$1,165,000	\$996,300	- 14.5%
Inventory of Homes for Sale	47	57	+ 21.3%	--	--	--
Months Supply of Inventory	5.1	5.0	- 2.0%	--	--	--
Cumulative Days on Market Until Sale	39	74	+ 89.7%	74	60	- 18.9%
Percent of Original List Price Received*	97.8%	90.0%	- 8.0%	95.3%	95.6%	+ 0.3%
New Listings	25	33	+ 32.0%	140	197	+ 40.7%

* 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

