Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Back Bay

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**1**	- 66.7%	7	**7**	0.0%
Closed Sales	1	**0**	- 100.0%	5	**6**	+ 20.0%
Median Sales Price*	$13,350,000	**$0**	- 100.0%	$10,280,000	**$9,800,000**	- 4.7%
Inventory of Homes for Sale	9	**13**	+ 44.4%	--	--	--
Months Supply of Inventory	5.1	**11.1**	+ 117.6%	--	--	--
Cumulative Days on Market Until Sale	163	**0**	- 100.0%	203	**242**	+ 19.2%
Percent of Original List Price Received*	93.7%	**0.0%**	- 100.0%	82.0%	**90.8%**	+ 10.7%
New Listings	3	**2**	- 33.3%	15	**21**	+ 40.0%

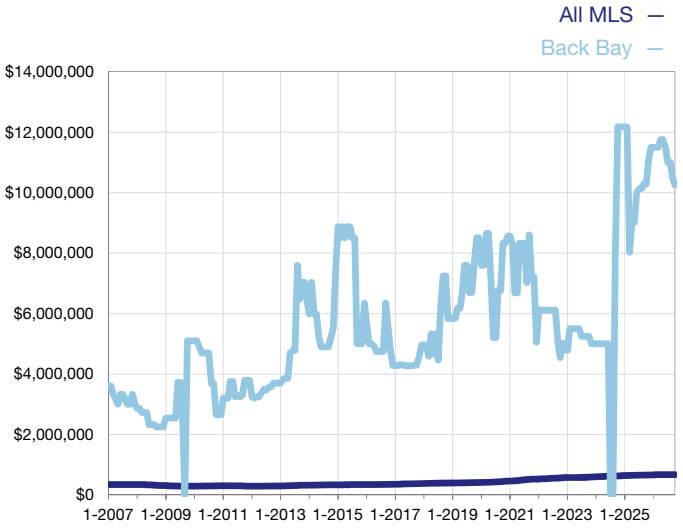
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

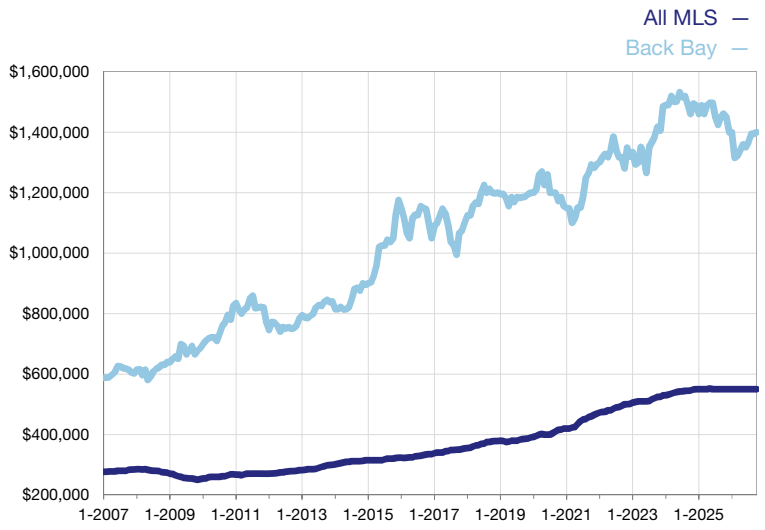
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	26	**28**	+ 7.7%	257	**247**	- 3.9%
Closed Sales	22	**14**	- 36.4%	250	**246**	- 1.6%
Median Sales Price*	$1,593,750	**$2,097,500**	+ 31.6%	$1,450,000	**$1,421,500**	- 2.0%
Inventory of Homes for Sale	187	**161**	- 13.9%	--	--	--
Months Supply of Inventory	7.2	**6.5**	- 9.7%	--	--	--
Cumulative Days on Market Until Sale	116	**109**	- 6.0%	70	**74**	+ 5.7%
Percent of Original List Price Received*	93.1%	**93.9%**	+ 0.9%	95.4%	**95.8%**	+ 0.4%
New Listings	34	**36**	+ 5.9%	507	**501**	- 1.2%

* 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



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