

Back Bay, MA Area Market Review

2026 vs. 2025 As of September 8, 2026

Prepared by Rich Haen on Tuesday, September 8, 2026

Single Family

Listing Inventory on September 8	2025	2026	Var.	Var. %	Trend
Listing Units	8	9	1	12.50%	↑
Average Days on Market	328	190	-138	-42.07%	↓
Average List Price	\$11,286,125.00	\$12,369,444.44	\$1,083,319.44	9.60%	↑
Average List \$ / SqFt	\$1,803.78	\$1,792.76	-\$11.02	-0.61%	↓
Approximate Absorption Rate	6.25%	7.41%	1.16%	18.56%	↑
Approximate Months Supply of Inventory	16.00	13.50	-2.50	-15.63%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	11	16	5	45.45%	↑
Average Original List Price	\$12,525,818.18	\$11,673,687.50	-\$852,130.68	-6.80%	↓
Average Original List \$ / SqFt	\$1,681.21	\$1,748.00	\$66.79	3.97%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	5	9	4	80%	↑
Average List Price	\$12,428,000.00	\$9,602,222.11	-\$2,825,777.89	-22.74%	↓
Average List \$ / SqFt	\$1,595.65	\$1,674.66	\$79.01	4.95%	↑
Average Days to Offer	204	118	-86	-42.16%	↓
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	1	3	2	200%	↑
Average Original List Price	\$5,795,000.00	\$8,064,666.67	\$2,269,666.67	39.17%	↑
Average Original List \$ / SqFt	\$1,272.51	\$1,413.67	\$141.16	11.09%	↑
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	4	5	1	25%	↑
Average Days on Market	214	269	55	25.70%	↑
Average Days to Offer	204	123	-81	-39.71%	↓
Average Sale Price	\$10,076,250.00	\$10,200,000.00	\$123,750.00	1.23%	↑
Average Sale \$ / SqFt	\$1,342.67	\$1,500.88	\$158.21	11.78%	↑
Average List Price	\$11,972,500.00	\$11,319,000.00	-\$653,500.00	-5.46%	↓
Average List \$ / SqFt	\$1,589.19	\$1,643.09	\$53.90	3.39%	↑
Average Original List Price	\$12,712,500.00	\$11,319,000.00	-\$1,393,500.00	-10.96%	↓
Average Original List \$ / SqFt	\$1,697.18	\$1,643.09	-\$54.09	-3.19%	↓
Average Sale Price as % of List Price	84.56%	89.86%	5.30%	6.27%	↑
Average Sale Price as % of Original List Price	79.11%	89.86%	10.75%	13.59%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 8	2025	2026	Var.	Var. %	Trend
Units Listed	15	24	9	60%	↑
Units Price Changed	3	4	1	33.33%	↑
Units Went Pending	6	12	6	100%	↑
Units Sold	6	8	2	33.33%	↑

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Condominium

Listing Inventory on September 8	2025	2026	Var.	Var. %	Trend
Listing Units	146	125	-21	-14.38%	↓
Average Days on Market	135	99	-36	-26.67%	↓
Average List Price	\$4,053,773.97	\$3,909,512.00	-\$144,261.97	-3.56%	↓
Average List \$ / SqFt	\$1,834.49	\$1,819.60	-\$14.89	-0.81%	↓
Approximate Absorption Rate	18.04%	19.53%	1.49%	8.26%	↑
Approximate Months Supply of Inventory	5.54	5.12	-0.42	-7.58%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	438	415	-23	-5.25%	↓
Average Original List Price	\$2,961,603.62	\$2,910,155.55	-\$51,448.07	-1.74%	↓
Average Original List \$ / SqFt	\$1,698.67	\$1,659.68	-\$38.99	-2.30%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	226	222	-4	-1.77%	↓
Average List Price	\$2,332,163.66	\$2,393,459.40	\$61,295.74	2.63%	↑
Average List \$ / SqFt	\$1,537.05	\$1,537.53	\$0.48	0.03%	↑
Average Days to Offer	48	51	3	6.25%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	124	110	-14	-11.29%	↓
Average Original List Price	\$3,107,266.93	\$2,463,540.58	-\$643,726.35	-20.72%	↓
Average Original List \$ / SqFt	\$1,671.70	\$1,566.06	-\$105.64	-6.32%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	218	209	-9	-4.13%	↓
Average Days on Market	64	72	8	12.50%	↑
Average Days to Offer	46	56	10	21.74%	↑
Average Sale Price	\$2,271,667.43	\$2,394,230.11	\$122,562.68	5.40%	↑
Average Sale \$ / SqFt	\$1,495.19	\$1,490.26	-\$4.93	-0.33%	↓
Average List Price	\$2,412,771.05	\$2,497,038.22	\$84,267.17	3.49%	↑
Average List \$ / SqFt	\$1,550.34	\$1,537.97	-\$12.37	-0.80%	↓
Average Original List Price	\$2,438,279.31	\$2,534,059.27	\$95,779.96	3.93%	↑
Average Original List \$ / SqFt	\$1,572.08	\$1,562.74	-\$9.34	-0.59%	↓
Average Sale Price as % of List Price	97.25%	97.22%	-0.03%	-0.03%	↓
Average Sale Price as % of Original List Price	95.84%	95.56%	-0.28%	-0.29%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	1	1	0	0%	↔
12-Month Activity as of September 8	2025	2026	Var.	Var. %	Trend
Units Listed	581	532	-49	-8.43%	↓
Units Price Changed	165	149	-16	-9.70%	↓
Units Went Pending	331	320	-11	-3.32%	↓
Units Sold	316	293	-23	-7.28%	↓

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Multi Family

Listing Inventory on September 8	2025	2026	Var.	Var. %	Trend
Listing Units	3	2	-1	-33.33%	↓
Average Days on Market	212	110	-102	-48.11%	↓
Average List Price	\$9,070,200.00	\$10,122,500.00	\$1,052,300.00	11.60%	↑
Average List \$ / SqFt	\$1,221.26	\$1,597.89	\$376.63	30.84%	↑
Approximate Absorption Rate	13.89%	16.67%	2.78%	20.01%	↑
Approximate Months Supply of Inventory	7.20	6.00	-1.20	-16.67%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	6	7	1	16.67%	↑
Average Original List Price	\$7,100,933.33	\$11,541,428.57	\$4,440,495.24	62.53%	↑
Average Original List \$ / SqFt	\$1,017.81	\$1,485.41	\$467.60	45.94%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	5	3	-2	-40%	↓
Average List Price	\$7,794,000.00	\$8,081,666.67	\$287,666.67	3.69%	↑
Average List \$ / SqFt	\$868.59	\$1,070.73	\$202.14	23.27%	↑
Average Days to Offer	93	107	14	15.05%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	0	1	1	0%	↑
Average Original List Price	\$0.00	\$10,750,000.00	\$10,750,000.00	0%	↑
Average Original List \$ / SqFt	\$0.00	\$1,176.15	\$1,176.15	0%	↑
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	5	2	-3	-60%	↓
Average Days on Market	99	78	-21	-21.21%	↓
Average Days to Offer	93	78	-15	-16.13%	↓
Average Sale Price	\$7,295,000.00	\$6,750,000.00	-\$545,000.00	-7.47%	↓
Average Sale \$ / SqFt	\$799.24	\$1,017.36	\$218.12	27.29%	↑
Average List Price	\$7,794,000.00	\$6,950,000.00	-\$844,000.00	-10.83%	↓
Average List \$ / SqFt	\$868.59	\$1,053.59	\$185.00	21.30%	↑
Average Original List Price	\$8,714,000.00	\$7,100,000.00	-\$1,614,000.00	-18.52%	↓
Average Original List \$ / SqFt	\$944.18	\$1,080.76	\$136.58	14.47%	↑
Average Sale Price as % of List Price	93.03%	96.43%	3.40%	3.65%	↑
Average Sale Price as % of Original List Price	88.76%	94.07%	5.31%	5.98%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 8	2025	2026	Var.	Var. %	Trend
Units Listed	9	12	3	33.33%	↑
Units Price Changed	0	2	2	0%	↑
Units Went Pending	6	6	0	0%	↔
Units Sold	5	4	-1	-20%	↓

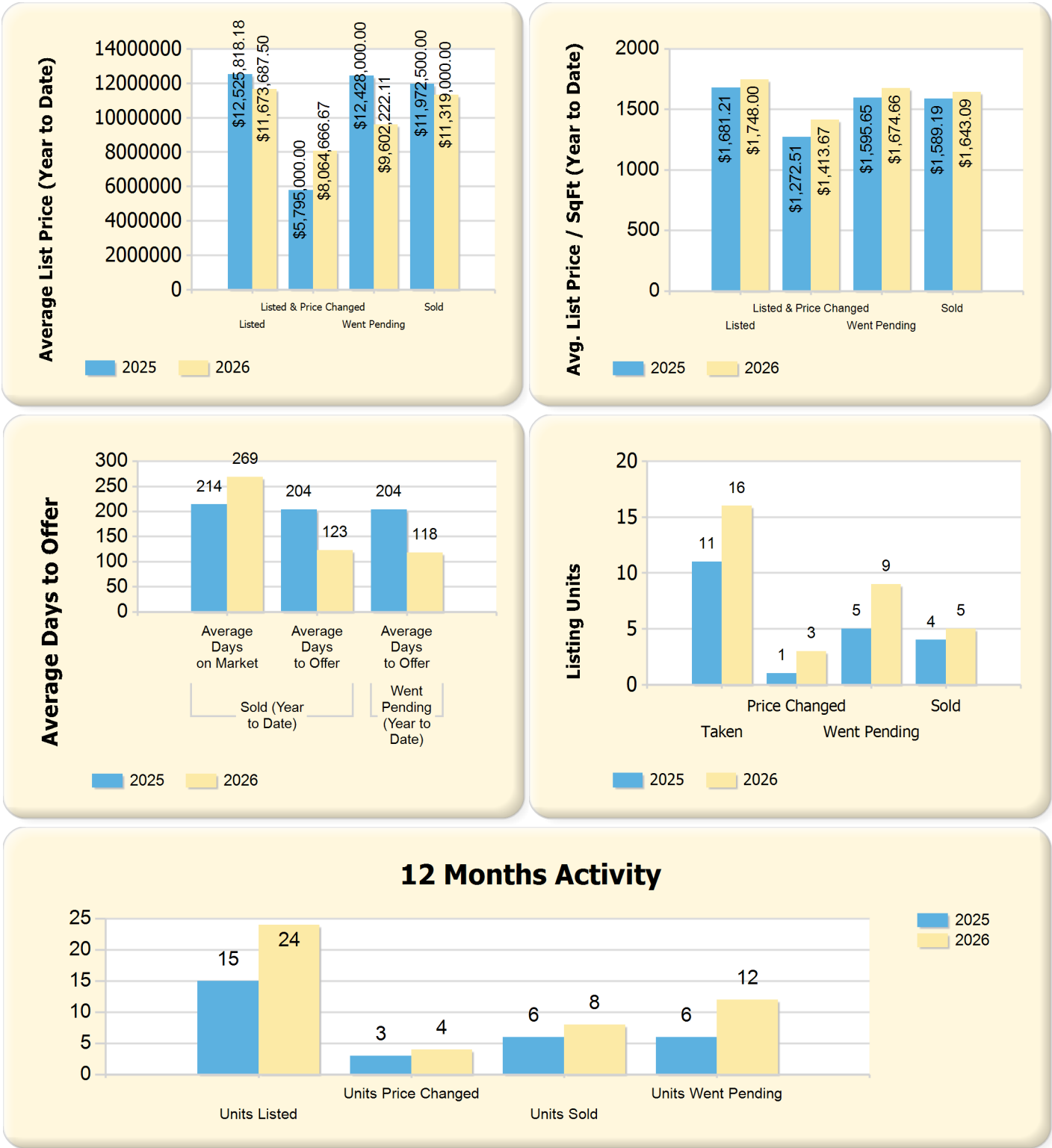
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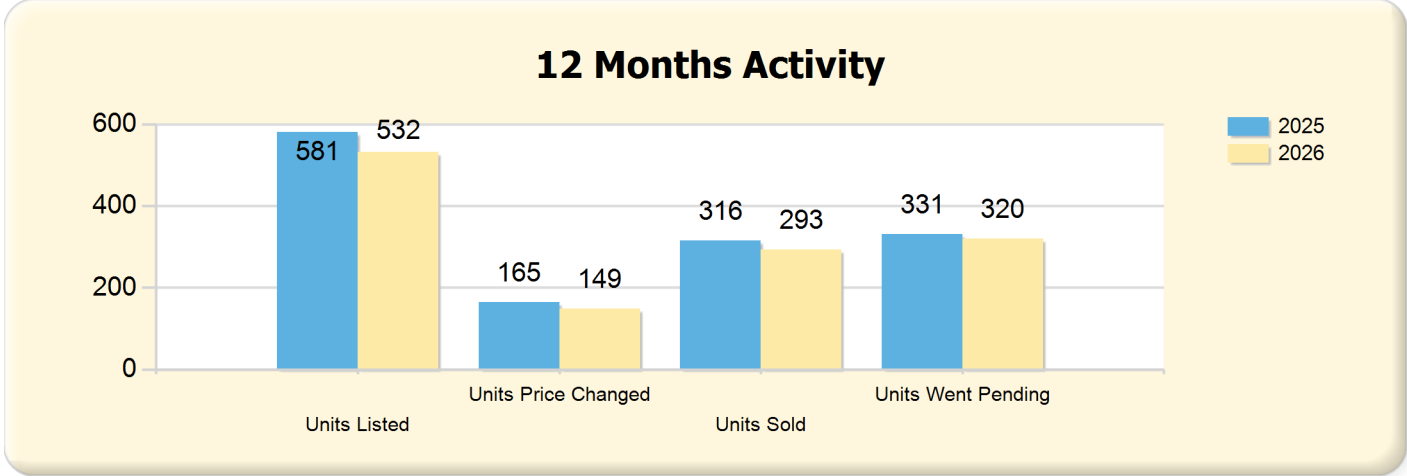
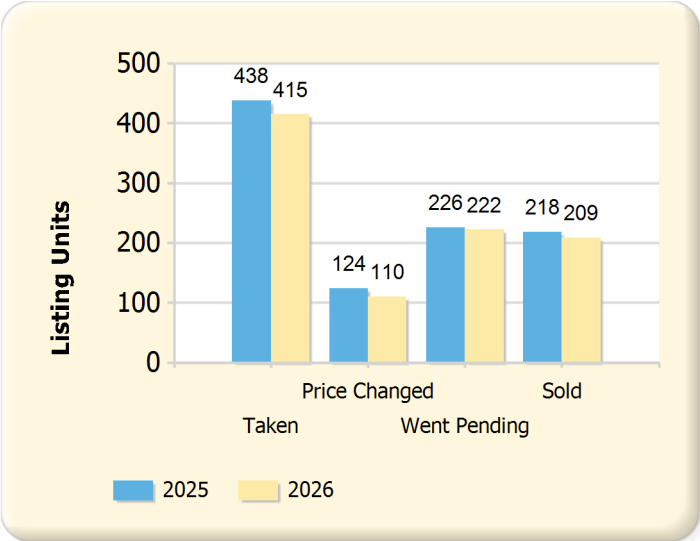
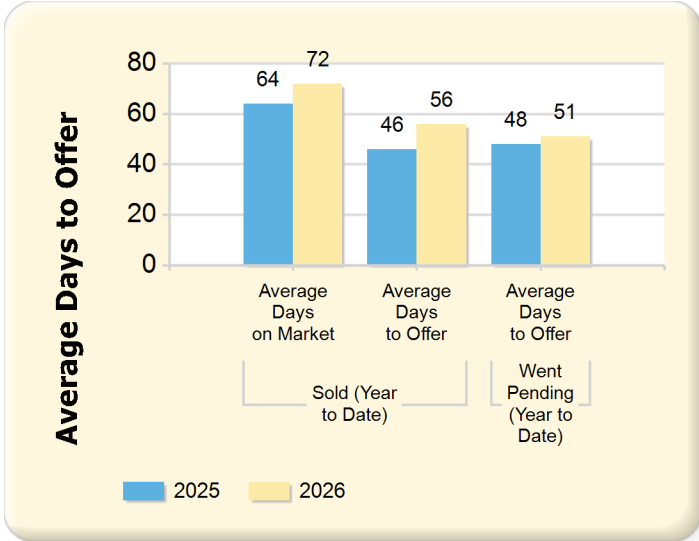
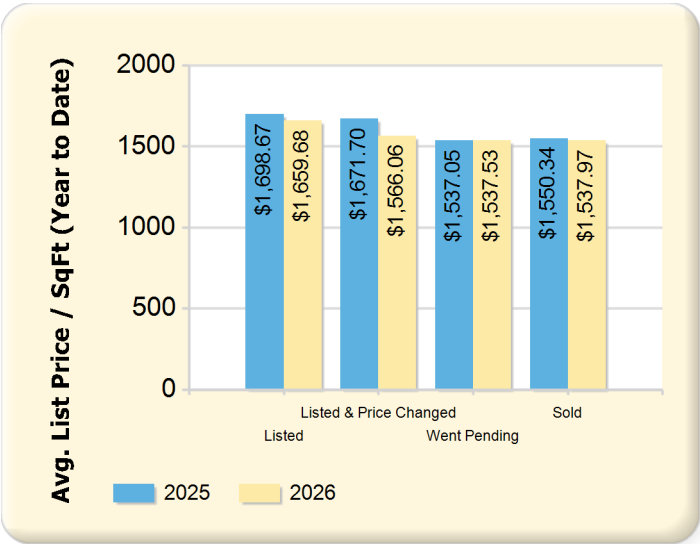
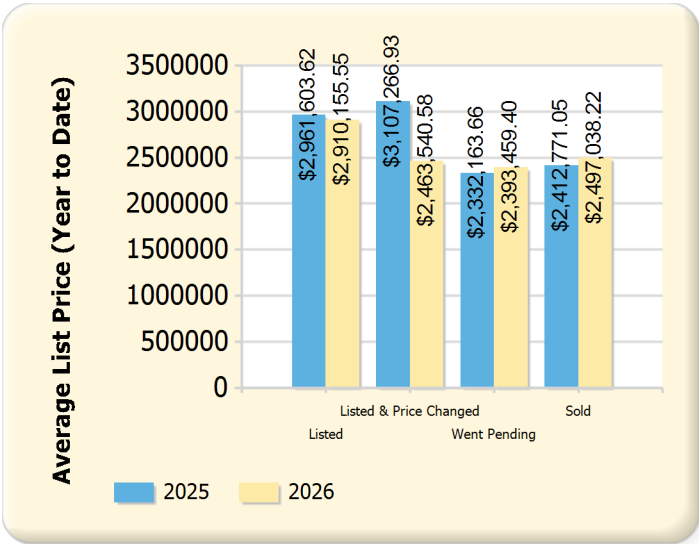


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