

Beacon Hill, 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	20	12	-8	-40%	↓
Average Days on Market	142	192	50	35.21%	↑
Average List Price	\$7,613,200.00	\$6,067,833.33	-\$1,545,366.67	-20.30%	↓
Average List \$ / SqFt	\$1,557.20	\$1,503.56	-\$53.64	-3.44%	↓
Approximate Absorption Rate	5.83%	16.67%	10.84%	185.93%	↑
Approximate Months Supply of Inventory	17.14	6.00	-11.14	-64.99%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	46	31	-15	-32.61%	↓
Average Original List Price	\$8,095,065.22	\$6,463,971.29	-\$1,631,093.93	-20.15%	↓
Average Original List \$ / SqFt	\$1,655.01	\$1,458.36	-\$196.65	-11.88%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	9	16	7	77.78%	↑
Average List Price	\$5,283,777.78	\$7,422,687.50	\$2,138,909.72	40.48%	↑
Average List \$ / SqFt	\$1,408.79	\$1,584.17	\$175.38	12.45%	↑
Average Days to Offer	68	124	56	82.35%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	10	8	-2	-20%	↓
Average Original List Price	\$5,891,500.00	\$5,283,888.75	-\$607,611.25	-10.31%	↓
Average Original List \$ / SqFt	\$1,596.13	\$1,286.72	-\$309.41	-19.39%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	11	14	3	27.27%	↑
Average Days on Market	86	174	88	102.33%	↑
Average Days to Offer	52	124	72	138.46%	↑
Average Sale Price	\$4,168,636.36	\$6,473,580.07	\$2,304,943.71	55.29%	↑
Average Sale \$ / SqFt	\$1,230.20	\$1,448.29	\$218.09	17.73%	↑
Average List Price	\$4,719,454.55	\$7,009,857.14	\$2,290,402.59	48.53%	↑
Average List \$ / SqFt	\$1,317.82	\$1,542.68	\$224.86	17.06%	↑
Average Original List Price	\$4,830,000.00	\$7,184,928.57	\$2,354,928.57	48.76%	↑
Average Original List \$ / SqFt	\$1,360.23	\$1,582.47	\$222.24	16.34%	↑
Average Sale Price as % of List Price	93.17%	94.46%	1.29%	1.38%	↑
Average Sale Price as % of Original List Price	90.38%	91.93%	1.55%	1.71%	↑
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	54	48	-6	-11.11%	↓
Units Price Changed	13	12	-1	-7.69%	↓
Units Went Pending	16	29	13	81.25%	↑
Units Sold	14	24	10	71.43%	↑

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Condominium

Listing Inventory on September 8	2025	2026	Var.	Var. %	Trend
Listing Units	46	37	-9	-19.57%	↓
Average Days on Market	113	113	0	0%	↔
Average List Price	\$2,495,695.59	\$2,946,232.41	\$450,536.82	18.05%	↑
Average List \$ / SqFt	\$1,420.39	\$1,571.63	\$151.24	10.65%	↑
Approximate Absorption Rate	20.11%	29.28%	9.17%	45.60%	↑
Approximate Months Supply of Inventory	4.97	3.42	-1.55	-31.19%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	135	172	37	27.41%	↑
Average Original List Price	\$1,912,472.57	\$2,182,363.36	\$269,890.79	14.11%	↑
Average Original List \$ / SqFt	\$1,375.86	\$1,491.98	\$116.12	8.44%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	86	111	25	29.07%	↑
Average List Price	\$1,607,717.42	\$2,025,092.78	\$417,375.36	25.96%	↑
Average List \$ / SqFt	\$1,317.59	\$1,444.71	\$127.12	9.65%	↑
Average Days to Offer	62	47	-15	-24.19%	↓
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	38	61	23	60.53%	↑
Average Original List Price	\$1,476,176.29	\$1,519,173.75	\$42,997.46	2.91%	↑
Average Original List \$ / SqFt	\$1,317.25	\$1,395.09	\$77.84	5.91%	↑
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	83	103	20	24.10%	↑
Average Days on Market	76	59	-17	-22.37%	↓
Average Days to Offer	61	47	-14	-22.95%	↓
Average Sale Price	\$1,682,969.58	\$2,068,578.64	\$385,609.06	22.91%	↑
Average Sale \$ / SqFt	\$1,308.52	\$1,406.17	\$97.65	7.46%	↑
Average List Price	\$1,743,851.78	\$2,176,014.55	\$432,162.77	24.78%	↑
Average List \$ / SqFt	\$1,342.82	\$1,448.51	\$105.69	7.87%	↑
Average Original List Price	\$1,786,262.64	\$2,196,315.52	\$410,052.88	22.96%	↑
Average Original List \$ / SqFt	\$1,377.28	\$1,471.65	\$94.37	6.85%	↑
Average Sale Price as % of List Price	97.49%	97.64%	0.15%	0.15%	↑
Average Sale Price as % of Original List Price	95.23%	96.05%	0.82%	0.86%	↑
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	180	211	31	17.22%	↑
Units Price Changed	51	71	20	39.22%	↑
Units Went Pending	117	141	24	20.51%	↑
Units Sold	111	130	19	17.12%	↑

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Multi Family

Listing Inventory on September 8	2025	2026	Var.	Var. %	Trend
Listing Units	7	3	-4	-57.14%	↓
Average Days on Market	73	139	66	90.41%	↑
Average List Price	\$7,984,257.14	\$4,449,666.33	-\$3,534,590.81	-44.27%	↓
Average List \$ / SqFt	\$1,115.82	\$1,000.81	-\$115.01	-10.31%	↓
Approximate Absorption Rate	1.19%	16.67%	15.48%	1,300.84%	↑
Approximate Months Supply of Inventory	84.00	6.00	-78.00	-92.86%	↓
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	16	10	-6	-37.50%	↓
Average Original List Price	\$6,159,675.00	\$4,023,190.00	-\$2,136,485.00	-34.69%	↓
Average Original List \$ / SqFt	\$1,155.88	\$1,007.67	-\$148.21	-12.82%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	2	4	2	100%	↑
Average List Price	\$6,774,500.00	\$4,286,250.00	-\$2,488,250.00	-36.73%	↓
Average List \$ / SqFt	\$1,183.88	\$1,004.07	-\$179.81	-15.19%	↓
Average Days to Offer	58	21	-37	-63.79%	↓
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	3	2	-1	-33.33%	↓
Average Original List Price	\$3,741,666.67	\$3,273,950.00	-\$467,716.67	-12.50%	↓
Average Original List \$ / SqFt	\$1,049.44	\$1,133.27	\$83.83	7.99%	↑
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	1	4	3	300%	↑
Average Days on Market	333	26	-307	-92.19%	↓
Average Days to Offer	333	21	-312	-93.69%	↓
Average Sale Price	\$3,650,000.00	\$4,078,750.00	\$428,750.00	11.75%	↑
Average Sale \$ / SqFt	\$1,140.63	\$959.96	-\$180.67	-15.84%	↓
Average List Price	\$3,775,000.00	\$4,286,250.00	\$511,250.00	13.54%	↑
Average List \$ / SqFt	\$1,179.69	\$1,004.07	-\$175.62	-14.89%	↓
Average Original List Price	\$3,775,000.00	\$4,286,250.00	\$511,250.00	13.54%	↑
Average Original List \$ / SqFt	\$1,179.69	\$1,004.07	-\$175.62	-14.89%	↓
Average Sale Price as % of List Price	96.69%	95.58%	-1.11%	-1.15%	↓
Average Sale Price as % of Original List Price	96.69%	95.58%	-1.11%	-1.15%	↓
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	16	12	-4	-25%	↓
Units Price Changed	3	3	0	0%	↔
Units Went Pending	3	5	2	66.67%	↑
Units Sold	1	6	5	500%	↑

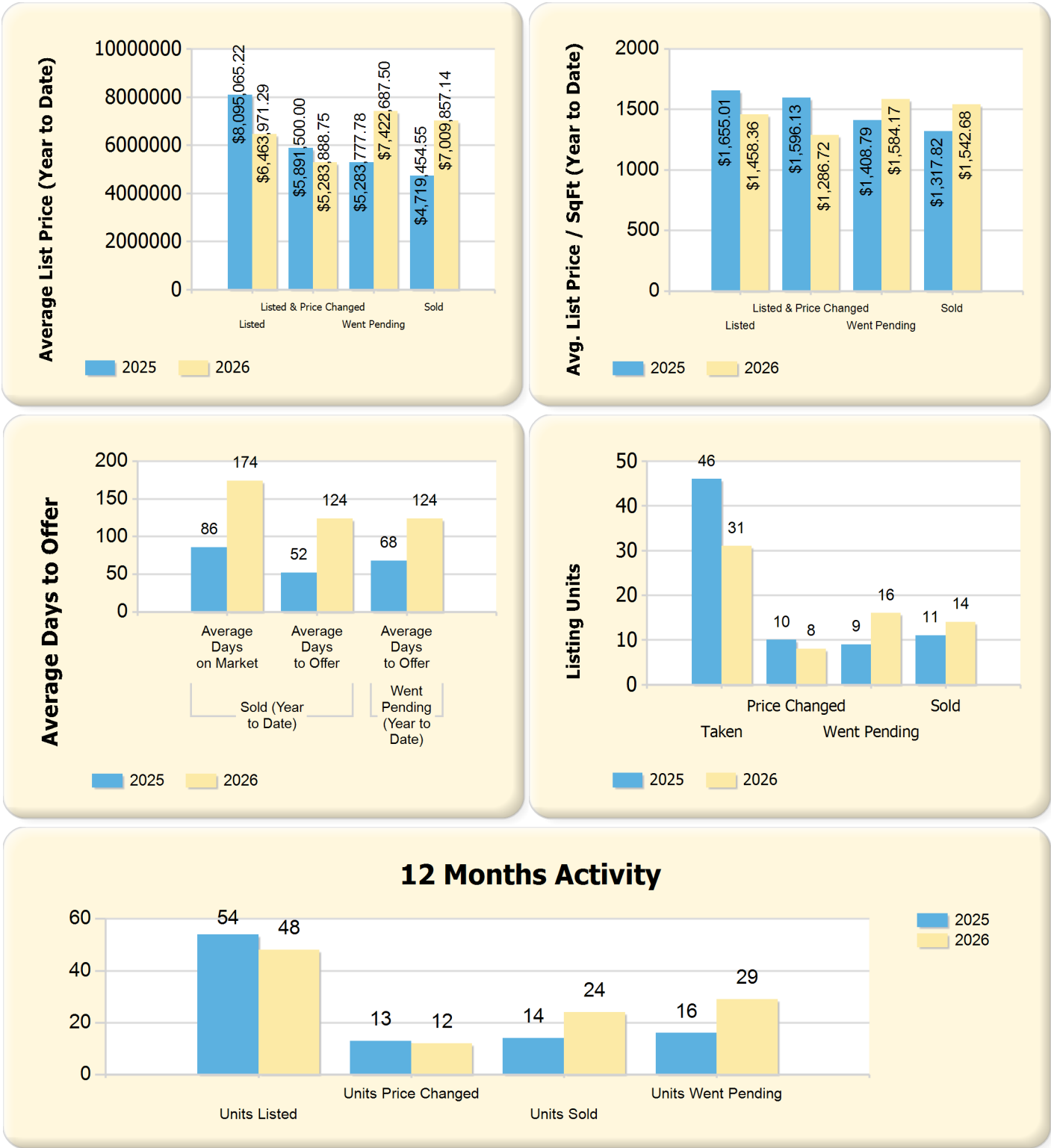
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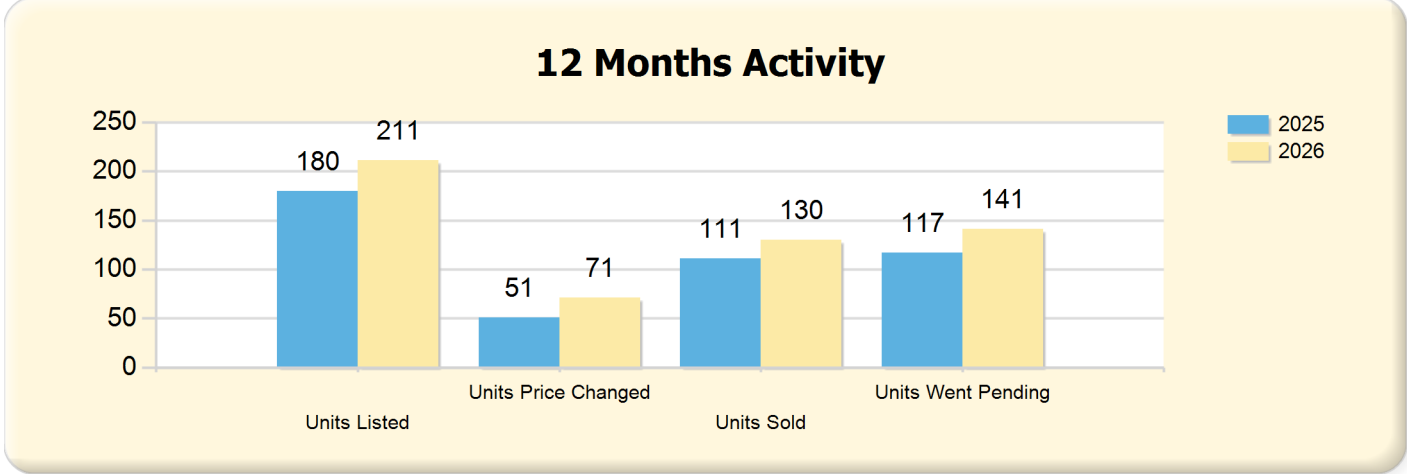
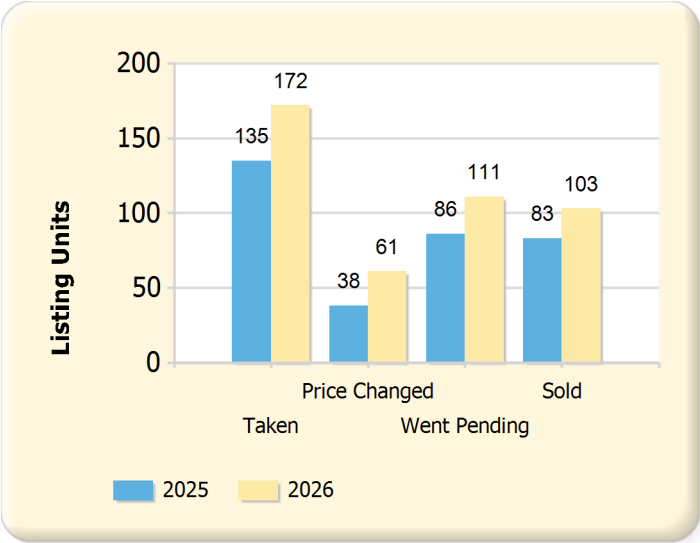
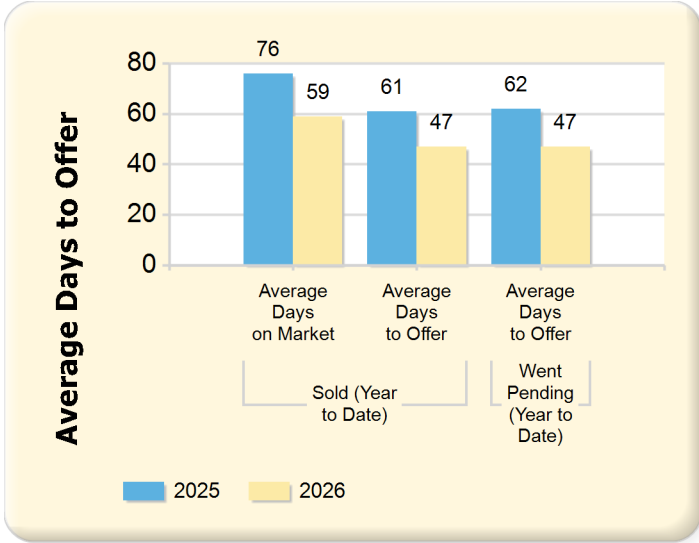
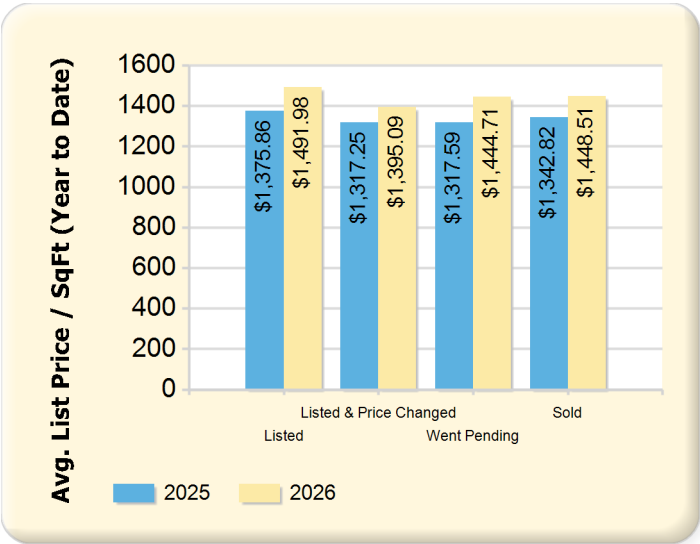
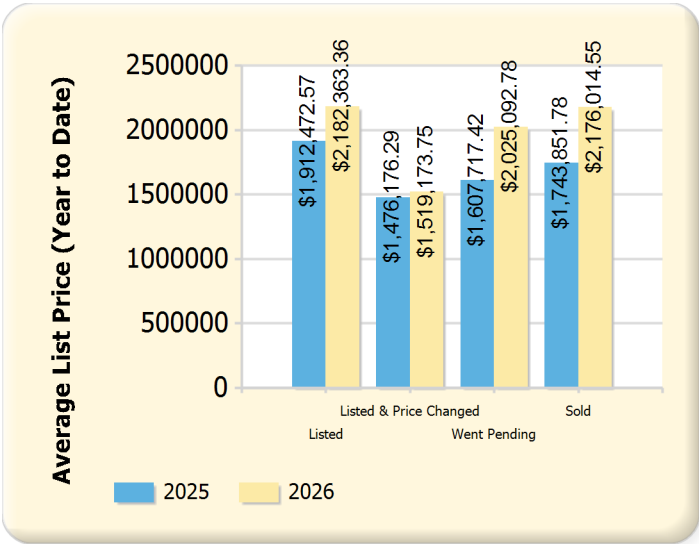


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