

Back Bay, Boston — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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HEADLINE NUMBERS

\$1,327,018

Typical Home Value (ZHVI)

▼ 2.7% YoY

\$1,587,278

Median Sale Price

Trailing month

\$1,819,983

Median List Price

Active listings

195

Homes Currently For Sale

Active inventory

61

New Listings This Month

Fresh supply

14 days

Median Days to Pending

Fast-moving

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

75

Sold last mo. (flat YoY)

\$1,350/sqft

Median \$/sqft (▲ 3.2% YoY)

35 days

Avg. DOM (vs. 41 last year)

74 / 100

Compete Score — Very Competitive

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$610,000 – \$975,000
1 Bedroom	~650–850 sq ft	\$880,000 – \$1,380,000
2 Bedroom	~950–1,300 sq ft	\$1,280,000 – \$2,115,000
3+ Bed / Brownstone	~1,500–2,400 sq ft	\$2,025,000 – \$3,900,000

AGENT TAKEAWAY

Inventory rose to 195 yet homes pend faster, in 14 days. ZHVI slipped to \$1,327,018 (▼ 2.7% YoY) while median sale hit \$1,587,278. Expect real competition under \$1.5M.

Sources: Zillow Home Value Index (ZHVI) for typical home value, median sale/list price, inventory, new listings, days to pending. Redfin neighborhood data for homes sold, price/sqft, days on market, Compete Score. MAR for Greater Boston condo & single-family medians. Price-by-size figures are modeled estimates (typical sq ft × current \$/sqft range), not sold comps — confirm with active listings for a specific unit.