

Downtown Boston — Market Data

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

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HEADLINE NUMBERS

\$1,300,641

Typical Home Value (ZHVI)

▼ 4.1% YoY

\$2.3M

Median Sale Price

▲ 40.5% YoY

\$1,250/sqft

Median Price Per Sq Ft

▼ 31.1% YoY

89

Homes Currently For Sale
Active inventory

38

Homes Sold (Latest Month)
▲ 46.2% YoY

54 days

Avg. Days on Market
vs. 65 last year

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

38

Sold last mo. (▲ 46.2% YoY)

\$1,250/sqft

Median \$/sqft (▼ 31.1% YoY)

54 days

Avg. DOM (vs. 65 last yr)

54/100

Compete Score — Somewhat Comp.

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$520,000 – \$840,000
1 Bedroom	~650–850 sq ft	\$750,000 – \$1,190,000
2 Bedroom	~950–1,300 sq ft	\$1,090,000 – \$1,820,000
3+ Bedroom / Penthouse	~1,500–2,400 sq ft	\$1,725,000 – \$3,360,000

AGENT TAKEAWAY

Median sale price jumped 40.5% to \$2.3M on 38 closings, but \$/sqft fell 31.1% to \$1,250 — a mix shift to larger units, not a repricing. 54 days on market vs 65 last year; 89 active listings.

Sources: Zillow Home Value Index (ZHVI) for typical home value, active inventory, new listings and list/sale pricing where published. 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 x current \$/sqft range), not sold comps - confirm with active listings for a specific unit.