

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boston

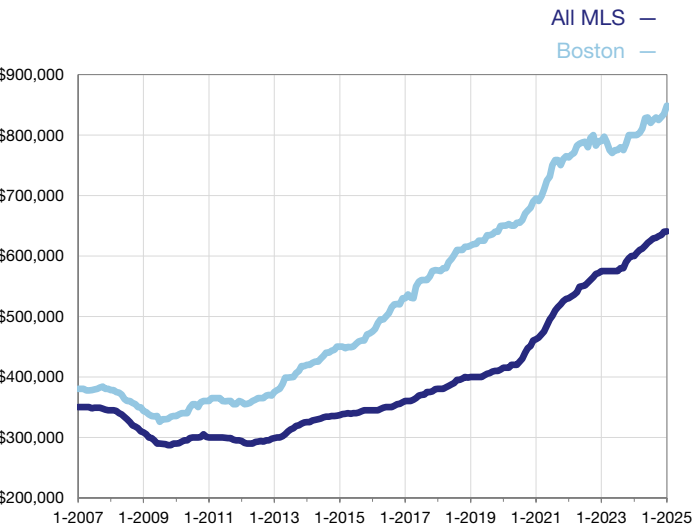
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	41	44	+ 7.3%	41	44	+ 7.3%
Closed Sales	39	47	+ 20.5%	39	47	+ 20.5%
Median Sales Price*	\$705,000	\$1,087,700	+ 54.3%	\$705,000	\$1,087,700	+ 54.3%
Inventory of Homes for Sale	112	93	- 17.0%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	44	55	+ 25.0%	44	55	+ 25.0%
Percent of Original List Price Received*	97.2%	96.9%	- 0.3%	97.2%	96.9%	- 0.3%
New Listings	62	73	+ 17.7%	62	73	+ 17.7%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	195	221	+ 13.3%	195	221	+ 13.3%
Closed Sales	165	190	+ 15.2%	165	190	+ 15.2%
Median Sales Price*	\$735,000	\$729,750	- 0.7%	\$735,000	\$729,750	- 0.7%
Inventory of Homes for Sale	810	788	- 2.7%	--	--	--
Months Supply of Inventory	3.6	3.7	+ 2.8%	--	--	--
Cumulative Days on Market Until Sale	78	78	0.0%	78	78	0.0%
Percent of Original List Price Received*	96.5%	94.9%	- 1.7%	96.5%	94.9%	- 1.7%
New Listings	400	473	+ 18.3%	400	473	+ 18.3%

\* 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

