

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boston

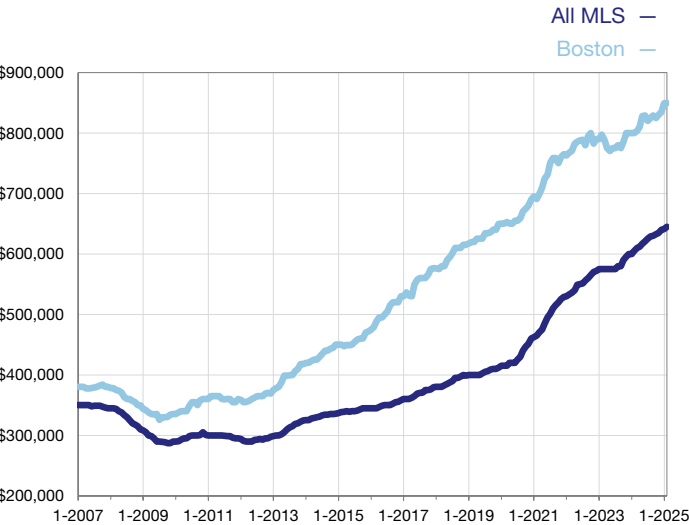
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	46	42	- 8.7%	87	80	- 8.0%
Closed Sales	33	33	0.0%	72	81	+ 12.5%
Median Sales Price*	\$635,000	\$870,000	+ 37.0%	\$673,500	\$920,000	+ 36.6%
Inventory of Homes for Sale	117	105	- 10.3%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	51	62	+ 21.6%	47	57	+ 21.3%
Percent of Original List Price Received*	97.6%	98.6%	+ 1.0%	97.4%	97.6%	+ 0.2%
New Listings	60	56	- 6.7%	122	128	+ 4.9%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	244	307	+ 25.8%	439	490	+ 11.6%
Closed Sales	171	193	+ 12.9%	336	386	+ 14.9%
Median Sales Price*	\$699,000	\$815,000	+ 16.6%	\$715,000	\$785,000	+ 9.8%
Inventory of Homes for Sale	901	881	- 2.2%	--	--	--
Months Supply of Inventory	3.2	2.9	- 9.4%	--	--	--
Cumulative Days on Market Until Sale	69	81	+ 17.4%	74	79	+ 6.8%
Percent of Original List Price Received*	97.9%	96.7%	- 1.2%	97.2%	95.8%	- 1.4%
New Listings	445	454	+ 2.0%	845	911	+ 7.8%

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Median Sales Price – Single-Family Properties  
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties  
Rolling 12-Month Calculation

