

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Braintree

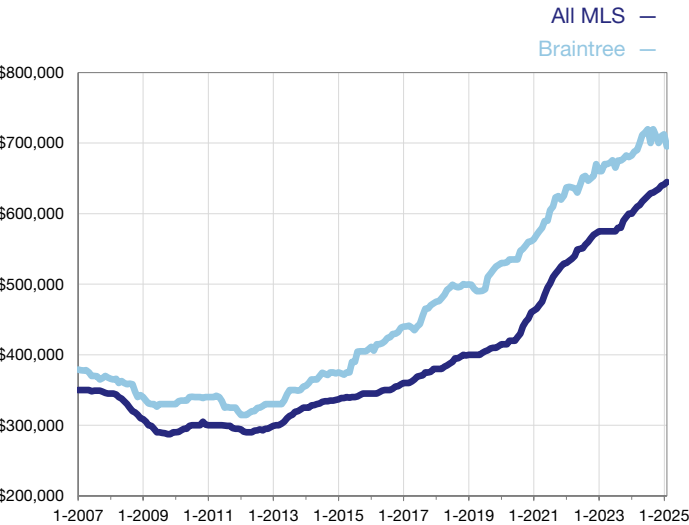
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				16	10	- 37.5%	33	20	- 39.4%
Closed Sales				13	10	- 23.1%	25	17	- 32.0%
Median Sales Price*				\$800,000	\$634,000	- 20.8%	\$699,900	\$643,000	- 8.1%
Inventory of Homes for Sale				15	6	- 60.0%	--	--	--
Months Supply of Inventory				0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale				45	36	- 20.0%	38	40	+ 5.3%
Percent of Original List Price Received*				96.8%	102.7%	+ 6.1%	97.3%	99.0%	+ 1.7%
New Listings				13	10	- 23.1%	30	19	- 36.7%

\* 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		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				6	6	0.0%	7	9	+ 28.6%
Closed Sales				1	2	+ 100.0%	3	4	+ 33.3%
Median Sales Price*				\$440,000	\$498,000	+ 13.2%	\$605,000	\$468,000	- 22.6%
Inventory of Homes for Sale				3	8	+ 166.7%	--	--	--
Months Supply of Inventory				0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale				21	11	- 47.6%	16	17	+ 6.3%
Percent of Original List Price Received*				101.2%	102.1%	+ 0.9%	101.6%	100.3%	- 1.3%
New Listings				4	8	+ 100.0%	8	15	+ 87.5%

\* 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

