

Boston

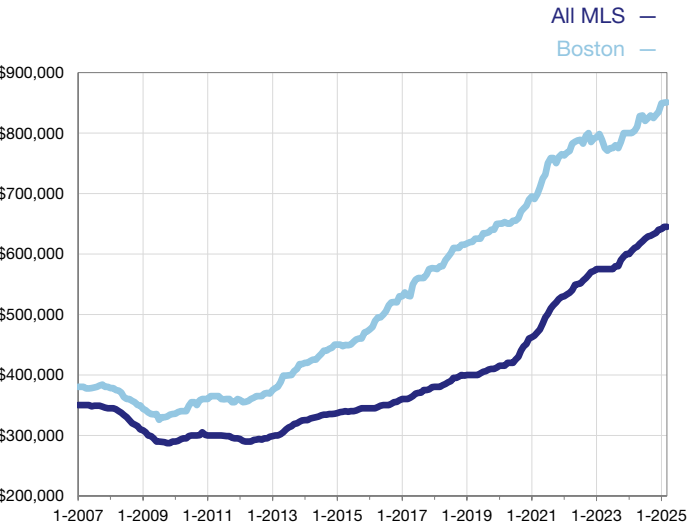
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	60	74	+ 23.3%	147	149	+ 1.4%
Closed Sales	55	41	- 25.5%	127	123	- 3.1%
Median Sales Price*	\$810,000	\$855,000	+ 5.6%	\$710,000	\$910,000	+ 28.2%
Inventory of Homes for Sale	128	112	- 12.5%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	41	39	- 4.9%	45	53	+ 17.8%
Percent of Original List Price Received*	98.9%	100.0%	+ 1.1%	98.0%	98.3%	+ 0.3%
New Listings	76	92	+ 21.1%	198	218	+ 10.1%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	327	428	+ 30.9%	766	876	+ 14.4%
Closed Sales	239	238	- 0.4%	575	631	+ 9.7%
Median Sales Price*	\$770,000	\$782,500	+ 1.6%	\$745,000	\$785,000	+ 5.4%
Inventory of Homes for Sale	963	1,056	+ 9.7%	--	--	--
Months Supply of Inventory	3.4	3.5	+ 2.9%	--	--	--
Cumulative Days on Market Until Sale	54	55	+ 1.9%	65	70	+ 7.7%
Percent of Original List Price Received*	98.7%	98.6%	- 0.1%	97.8%	96.9%	- 0.9%
New Listings	494	663	+ 34.2%	1,339	1,562	+ 16.7%

* 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

