

Braintree

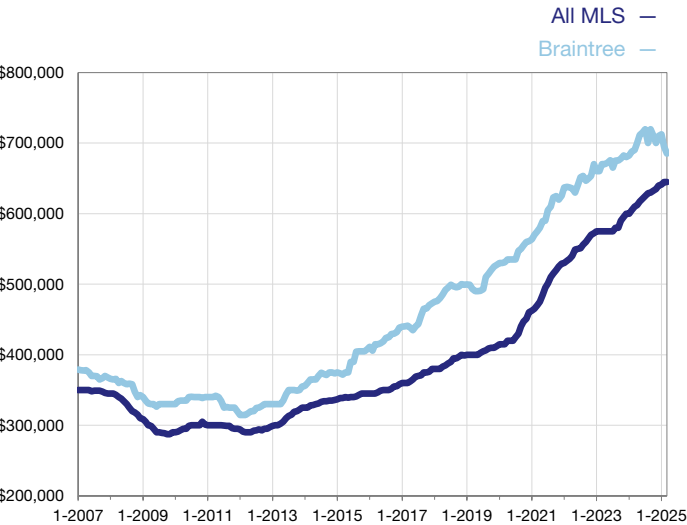
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	17	+ 41.7%	45	34	- 24.4%
Closed Sales	16	8	- 50.0%	41	25	- 39.0%
Median Sales Price*	\$795,000	\$711,000	- 10.6%	\$720,000	\$655,000	- 9.0%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	35	26	- 25.7%	37	35	- 5.4%
Percent of Original List Price Received*	101.3%	98.9%	- 2.4%	98.9%	99.0%	+ 0.1%
New Listings	16	18	+ 12.5%	46	37	- 19.6%

* 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	4	10	+ 150.0%	11	19	+ 72.7%
Closed Sales	7	6	- 14.3%	10	10	0.0%
Median Sales Price*	\$425,000	\$385,000	- 9.4%	\$437,500	\$415,500	- 5.0%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	23	62	+ 169.6%	21	44	+ 109.5%
Percent of Original List Price Received*	96.8%	97.2%	+ 0.4%	98.3%	98.5%	+ 0.2%
New Listings	6	8	+ 33.3%	14	23	+ 64.3%

* 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

