

Boston

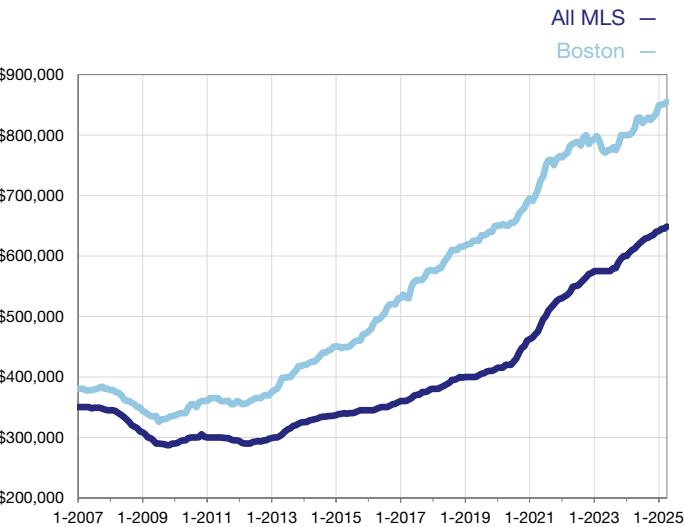
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	89	101	+ 13.5%	236	237	+ 0.4%
Closed Sales	62	48	- 22.6%	189	172	- 9.0%
Median Sales Price*	\$847,500	\$990,000	+ 16.8%	\$775,000	\$931,700	+ 20.2%
Inventory of Homes for Sale	144	153	+ 6.3%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	43	53	+ 23.3%	44	53	+ 20.5%
Percent of Original List Price Received*	101.8%	100.0%	- 1.8%	99.3%	98.7%	- 0.6%
New Listings	118	139	+ 17.8%	316	358	+ 13.3%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	417	469	+ 12.5%	1,180	1,292	+ 9.5%
Closed Sales	318	312	- 1.9%	893	952	+ 6.6%
Median Sales Price*	\$730,000	\$775,000	+ 6.2%	\$739,000	\$785,000	+ 6.2%
Inventory of Homes for Sale	1,178	1,390	+ 18.0%	--	--	--
Months Supply of Inventory	4.1	4.6	+ 12.2%	--	--	--
Cumulative Days on Market Until Sale	51	56	+ 9.8%	60	65	+ 8.3%
Percent of Original List Price Received*	98.7%	98.9%	+ 0.2%	98.2%	97.6%	- 0.6%
New Listings	732	888	+ 21.3%	2,072	2,430	+ 17.3%

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



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

