

Braintree

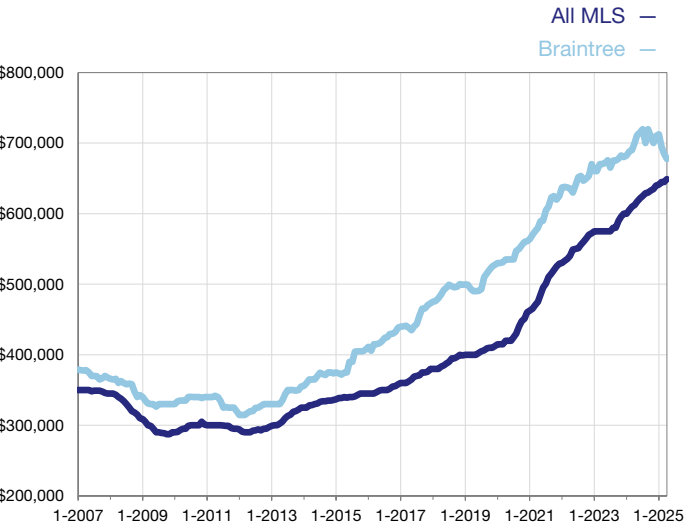
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	23	16	- 30.4%	68	46	- 32.4%
Closed Sales	19	9	- 52.6%	60	34	- 43.3%
Median Sales Price*	\$750,000	\$725,000	- 3.3%	\$731,000	\$667,500	- 8.7%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	21	20	- 4.8%	31	31	0.0%
Percent of Original List Price Received*	102.8%	106.9%	+ 4.0%	100.1%	101.1%	+ 1.0%
New Listings	23	23	0.0%	69	60	- 13.0%

* 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	8	12	+ 50.0%	19	29	+ 52.6%
Closed Sales	4	9	+ 125.0%	14	19	+ 35.7%
Median Sales Price*	\$442,500	\$490,000	+ 10.7%	\$437,500	\$450,000	+ 2.9%
Inventory of Homes for Sale	5	13	+ 160.0%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	21	31	+ 47.6%	21	38	+ 81.0%
Percent of Original List Price Received*	101.0%	99.9%	- 1.1%	99.0%	99.1%	+ 0.1%
New Listings	8	16	+ 100.0%	22	39	+ 77.3%

* 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

