

Boston

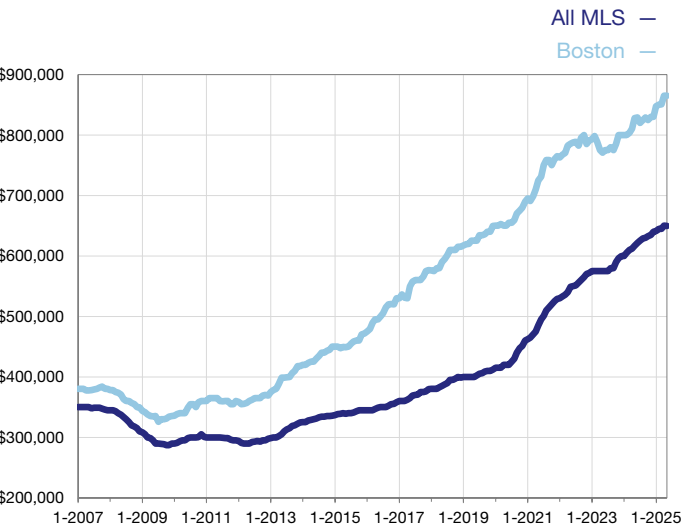
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	97	100	+ 3.1%	333	323	- 3.0%
Closed Sales	84	70	- 16.7%	273	244	- 10.6%
Median Sales Price*	\$936,250	\$934,500	- 0.2%	\$819,500	\$933,700	+ 13.9%
Inventory of Homes for Sale	161	189	+ 17.4%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale	34	44	+ 29.4%	41	50	+ 22.0%
Percent of Original List Price Received*	100.8%	103.7%	+ 2.9%	99.7%	100.1%	+ 0.4%
New Listings	126	134	+ 6.3%	442	492	+ 11.3%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	428	483	+ 12.9%	1,607	1,725	+ 7.3%
Closed Sales	399	368	- 7.8%	1,292	1,332	+ 3.1%
Median Sales Price*	\$754,000	\$764,750	+ 1.4%	\$740,250	\$778,250	+ 5.1%
Inventory of Homes for Sale	1,274	1,474	+ 15.7%	--	--	--
Months Supply of Inventory	4.5	4.9	+ 8.9%	--	--	--
Cumulative Days on Market Until Sale	41	41	0.0%	54	58	+ 7.4%
Percent of Original List Price Received*	99.6%	98.8%	- 0.8%	98.6%	97.9%	- 0.7%
New Listings	631	703	+ 11.4%	2,703	3,116	+ 15.3%

* 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

