

# Braintree

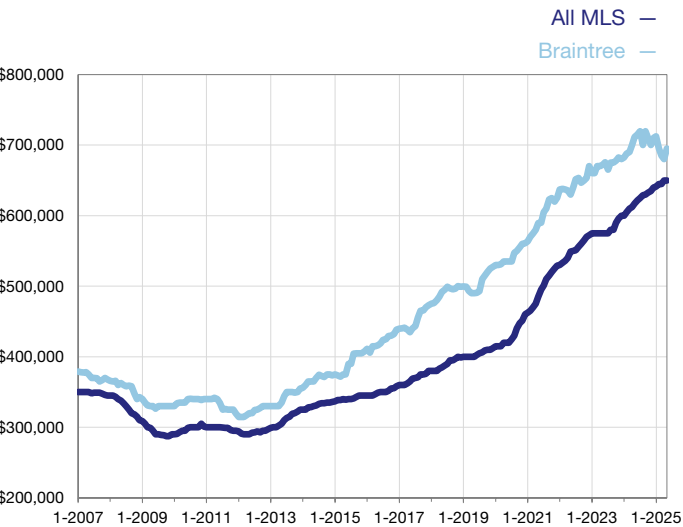
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	25	+ 92.3%	81	69	- 14.8%
Closed Sales	15	18	+ 20.0%	75	53	- 29.3%
Median Sales Price*	\$735,000	\$880,000	+ 19.7%	\$735,000	\$700,000	- 4.8%
Inventory of Homes for Sale	36	26	- 27.8%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	20	19	- 5.0%	29	27	- 6.9%
Percent of Original List Price Received*	100.4%	100.2%	- 0.2%	100.2%	100.7%	+ 0.5%
New Listings	33	33	0.0%	102	93	- 8.8%

\* 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	6	10	+ 66.7%	25	36	+ 44.0%
Closed Sales	5	7	+ 40.0%	19	26	+ 36.8%
Median Sales Price*	\$420,000	\$481,000	+ 14.5%	\$435,000	\$479,950	+ 10.3%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	19	23	+ 21.1%	20	34	+ 70.0%
Percent of Original List Price Received*	100.8%	100.3%	- 0.5%	99.5%	99.5%	0.0%
New Listings	10	6	- 40.0%	32	45	+ 40.6%

\* 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

