

# Boston

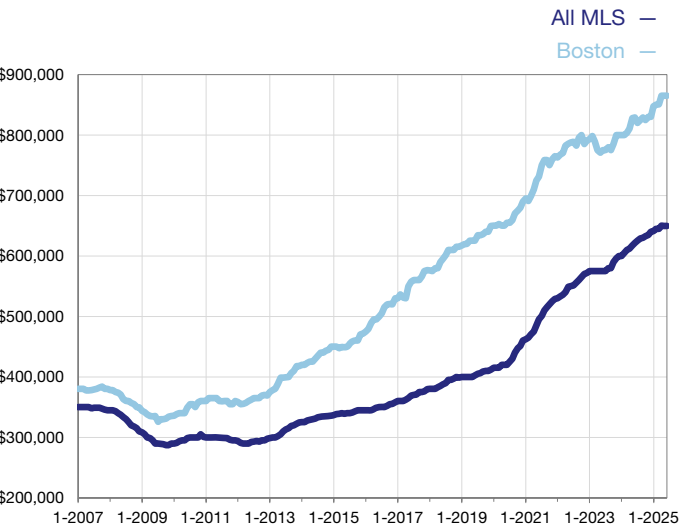
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	79	123	+ 55.7%	412	434	+ 5.3%
Closed Sales	87	90	+ 3.4%	360	336	- 6.7%
Median Sales Price*	\$850,000	\$899,441	+ 5.8%	\$843,000	\$920,000	+ 9.1%
Inventory of Homes for Sale	163	187	+ 14.7%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	24	- 22.6%	39	43	+ 10.3%
Percent of Original List Price Received*	101.3%	102.5%	+ 1.2%	100.1%	100.8%	+ 0.7%
New Listings	98	140	+ 42.9%	540	629	+ 16.5%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	344	429	+ 24.7%	1,951	2,099	+ 7.6%
Closed Sales	411	374	- 9.0%	1,703	1,716	+ 0.8%
Median Sales Price*	\$785,000	\$744,350	- 5.2%	\$752,000	\$775,000	+ 3.1%
Inventory of Homes for Sale	1,336	1,384	+ 3.6%	--	--	--
Months Supply of Inventory	4.8	4.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	44	46	+ 4.5%	52	55	+ 5.8%
Percent of Original List Price Received*	98.8%	98.5%	- 0.3%	98.6%	98.1%	- 0.5%
New Listings	530	616	+ 16.2%	3,232	3,682	+ 13.9%

\* 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

