

Boston

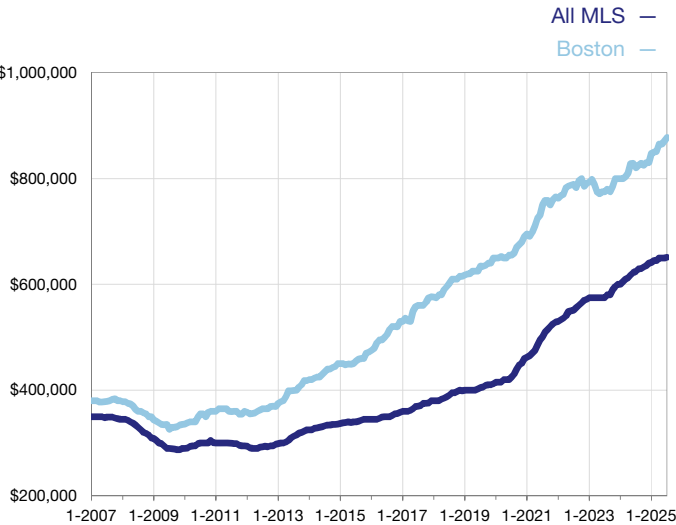
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	66	90	+ 36.4%	477	500	+ 4.8%
Closed Sales	87	107	+ 23.0%	447	446	- 0.2%
Median Sales Price*	\$815,000	\$885,000	+ 8.6%	\$840,000	\$912,500	+ 8.6%
Inventory of Homes for Sale	165	147	- 10.9%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	26	30	+ 15.4%	36	40	+ 11.1%
Percent of Original List Price Received*	100.5%	100.6%	+ 0.1%	100.2%	100.7%	+ 0.5%
New Listings	84	67	- 20.2%	624	687	+ 10.1%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	319	339	+ 6.3%	2,270	2,388	+ 5.2%
Closed Sales	404	409	+ 1.2%	2,107	2,148	+ 1.9%
Median Sales Price*	\$785,000	\$760,000	- 3.2%	\$760,000	\$775,000	+ 2.0%
Inventory of Homes for Sale	1,244	1,231	- 1.0%	--	--	--
Months Supply of Inventory	4.4	4.1	- 6.8%	--	--	--
Cumulative Days on Market Until Sale	39	42	+ 7.7%	49	53	+ 8.2%
Percent of Original List Price Received*	98.7%	97.4%	- 1.3%	98.6%	97.9%	- 0.7%
New Listings	418	434	+ 3.8%	3,650	4,092	+ 12.1%

* 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

