

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	20	22	+ 10.0%	131	106	- 19.1%
Closed Sales	31	17	- 45.2%	121	90	- 25.6%
Median Sales Price*	\$720,000	\$787,500	+ 9.4%	\$725,000	\$723,500	- 0.2%
Inventory of Homes for Sale	30	28	- 6.7%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 17.4%	26	29	+ 11.5%
Percent of Original List Price Received*	100.8%	97.3%	- 3.5%	100.6%	100.3%	- 0.3%
New Listings	20	24	+ 20.0%	152	135	- 11.2%

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

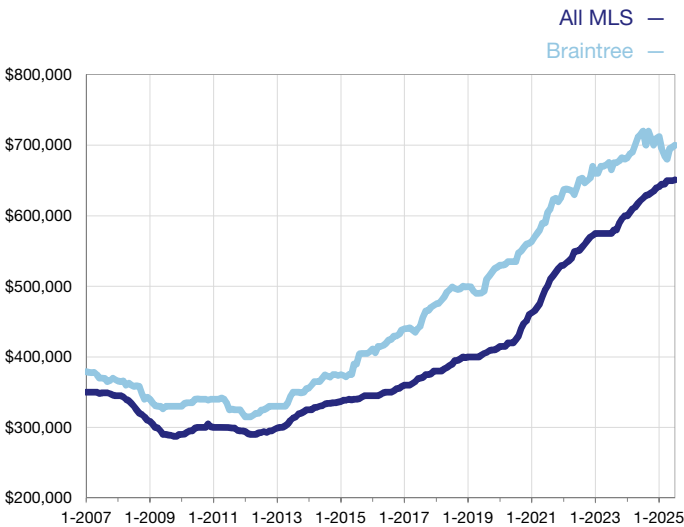
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	7	- 30.0%	44	50	+ 13.6%
Closed Sales	9	6	- 33.3%	39	44	+ 12.8%
Median Sales Price*	\$479,000	\$389,000	- 18.8%	\$450,000	\$466,500	+ 3.7%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	27	65	+ 140.7%	22	34	+ 54.5%
Percent of Original List Price Received*	101.1%	99.5%	- 1.6%	100.6%	99.6%	- 1.0%
New Listings	8	5	- 37.5%	54	62	+ 14.8%

* 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

