

Local Market Update – November 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

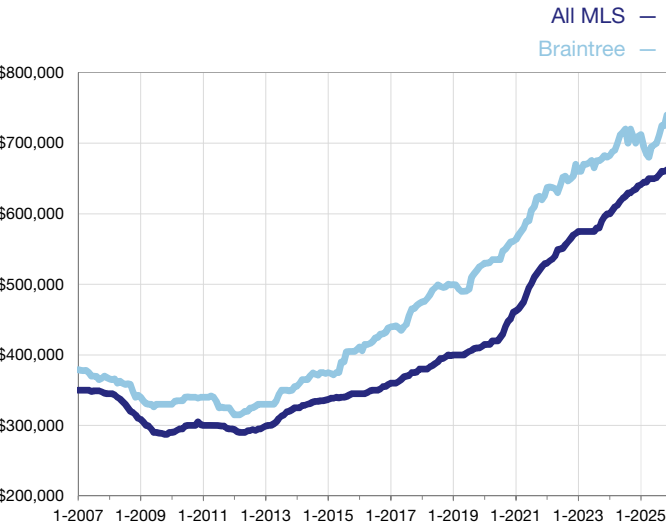
Single-Family Properties	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	16	25	+ 56.3%	209	202	- 3.3%
Closed Sales	19	21	+ 10.5%	203	179	- 11.8%
Median Sales Price*	\$650,000	\$745,000	+ 14.6%	\$710,000	\$740,000	+ 4.2%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	20	36	+ 80.0%	26	29	+ 11.5%
Percent of Original List Price Received*	101.2%	98.6%	- 2.6%	100.4%	99.7%	- 0.7%
New Listings	13	8	- 38.5%	231	232	+ 0.4%

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

Condominium Properties	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	72	81	+ 12.5%
Closed Sales	7	3	- 57.1%	70	69	- 1.4%
Median Sales Price*	\$455,000	\$440,000	- 3.3%	\$447,500	\$479,900	+ 7.2%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	84	+ 320.0%	24	35	+ 45.8%
Percent of Original List Price Received*	99.6%	96.4%	- 3.2%	99.7%	99.2%	- 0.5%
New Listings	6	4	- 33.3%	84	102	+ 21.4%

* 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

