

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	34	69	+ 102.9%	800	844	+ 5.5%
Closed Sales	64	69	+ 7.8%	799	810	+ 1.4%
Median Sales Price*	\$800,000	\$810,250	+ 1.3%	\$830,000	\$895,000	+ 7.8%
Inventory of Homes for Sale	105	86	- 18.1%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	46	49	+ 6.5%	37	40	+ 8.1%
Percent of Original List Price Received*	98.0%	96.3%	- 1.7%	99.7%	99.3%	- 0.4%
New Listings	31	30	- 3.2%	981	1,101	+ 12.2%

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

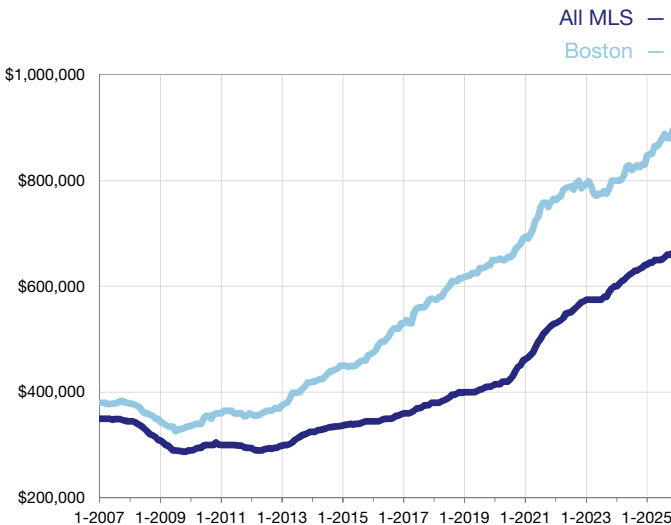
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	193	209	+ 8.3%	3,516	3,538	+ 0.6%
Closed Sales	279	249	- 10.8%	3,508	3,468	- 1.1%
Median Sales Price*	\$790,000	\$750,000	- 5.1%	\$760,000	\$760,000	0.0%
Inventory of Homes for Sale	819	680	- 17.0%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	70	69	- 1.4%	51	55	+ 7.8%
Percent of Original List Price Received*	95.6%	95.2%	- 0.4%	98.0%	97.3%	- 0.7%
New Listings	146	180	+ 23.3%	5,495	5,999	+ 9.2%

* 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

