

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	17	+ 183.3%	215	215	0.0%
Closed Sales	16	24	+ 50.0%	219	204	- 6.8%
Median Sales Price*	\$700,000	\$747,500	+ 6.8%	\$710,000	\$742,500	+ 4.6%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	51	+ 64.5%	26	32	+ 23.1%
Percent of Original List Price Received*	102.3%	97.7%	- 4.5%	100.5%	99.5%	- 1.0%
New Listings	7	16	+ 128.6%	238	247	+ 3.8%

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

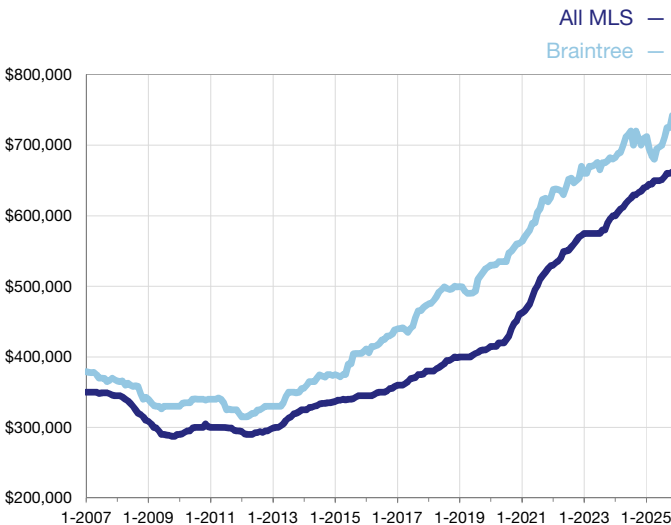
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	3	- 25.0%	76	84	+ 10.5%
Closed Sales	7	13	+ 85.7%	77	82	+ 6.5%
Median Sales Price*	\$385,000	\$480,000	+ 24.7%	\$440,000	\$479,950	+ 9.1%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	33	31	- 6.1%	24	34	+ 41.7%
Percent of Original List Price Received*	97.1%	97.3%	+ 0.2%	99.4%	98.9%	- 0.5%
New Listings	2	4	+ 100.0%	86	106	+ 23.3%

* 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

