

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	38	46	+ 21.1%	75	78	+ 4.0%
Closed Sales	34	28	- 17.6%	82	71	- 13.4%
Median Sales Price*	\$872,500	\$862,500	- 1.1%	\$935,000	\$790,000	- 15.5%
Inventory of Homes for Sale	121	87	- 28.1%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	67	43	- 35.8%	59	46	- 22.0%
Percent of Original List Price Received*	98.2%	98.9%	+ 0.7%	97.4%	97.3%	- 0.1%
New Listings	54	42	- 22.2%	124	100	- 19.4%

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

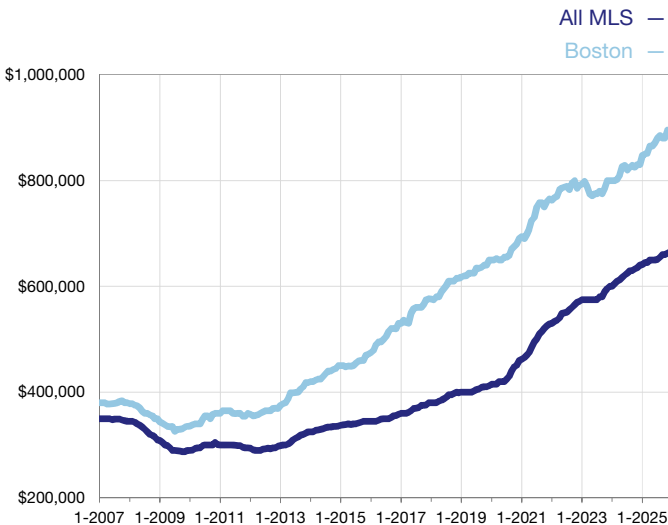
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	265	266	+ 0.4%	447	451	+ 0.9%
Closed Sales	202	158	- 21.8%	398	345	- 13.3%
Median Sales Price*	\$810,000	\$731,000	- 9.8%	\$783,500	\$750,000	- 4.3%
Inventory of Homes for Sale	1,033	856	- 17.1%	--	--	--
Months Supply of Inventory	3.5	2.9	- 17.1%	--	--	--
Cumulative Days on Market Until Sale	80	73	- 8.8%	79	77	- 2.5%
Percent of Original List Price Received*	96.7%	97.0%	+ 0.3%	95.9%	95.9%	0.0%
New Listings	449	409	- 8.9%	909	822	- 9.6%

* 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

