

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Braintree

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	12	+ 100.0%	16	23	+ 43.8%
Closed Sales	10	9	- 10.0%	17	21	+ 23.5%
Median Sales Price*	\$634,000	<b>\$665,000</b>	+ 4.9%	\$643,000	<b>\$675,000</b>	+ 5.0%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	36	40	+ 11.1%	40	39	- 2.5%
Percent of Original List Price Received*	102.7%	99.7%	- 2.9%	99.0%	98.6%	- 0.4%
New Listings	10	7	- 30.0%	19	17	- 10.5%

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

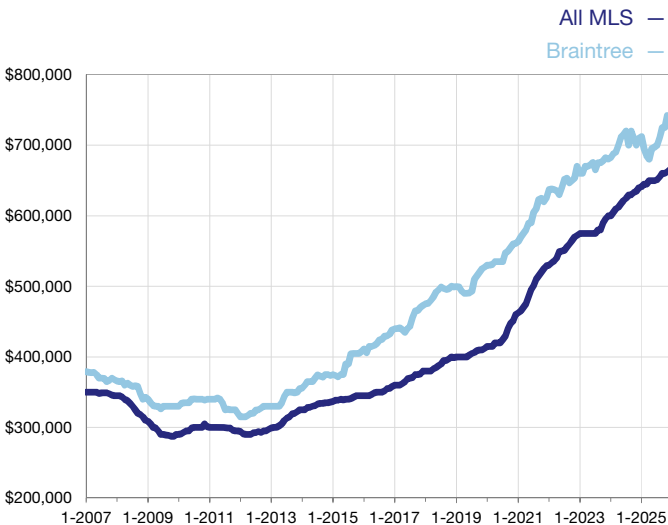
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	6	+ 20.0%	8	7	- 12.5%
Closed Sales	2	2	0.0%	4	4	0.0%
Median Sales Price*	\$498,000	<b>\$472,500</b>	- 5.1%	\$468,000	<b>\$432,500</b>	- 7.6%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	11	20	+ 81.8%	17	19	+ 11.8%
Percent of Original List Price Received*	102.1%	98.0%	- 4.0%	100.3%	97.8%	- 2.5%
New Listings	8	7	- 12.5%	15	12	- 20.0%

\* 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

