

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Midtown / Theatre District

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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

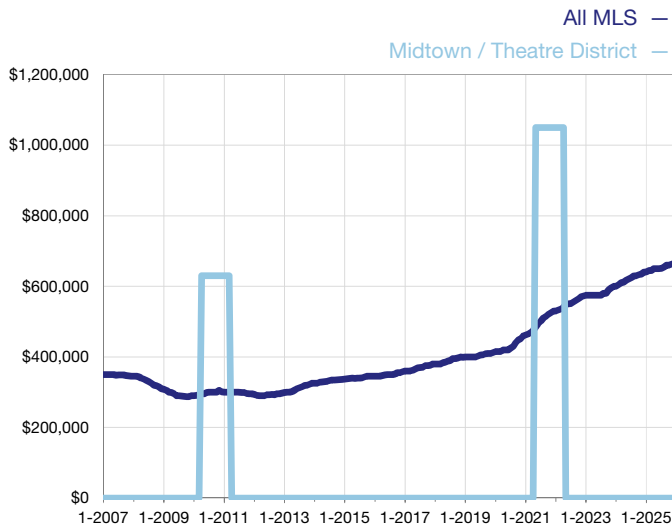
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	4	- 42.9%	12	14	+ 16.7%
Closed Sales	7	6	- 14.3%	15	14	- 6.7%
Median Sales Price*	\$2,100,000	\$1,189,500	- 43.4%	\$2,100,000	\$2,235,000	+ 6.4%
Inventory of Homes for Sale	85	65	- 23.5%	--	--	--
Months Supply of Inventory	10.1	7.2	- 28.7%	--	--	--
Cumulative Days on Market Until Sale	114	77	- 32.5%	134	64	- 52.2%
Percent of Original List Price Received*	98.1%	97.9%	- 0.2%	95.0%	96.5%	+ 1.6%
New Listings	20	23	+ 15.0%	54	50	- 7.4%

\* 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

