

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North End / West End

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$2,020,000	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	105	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	81.1%	--
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.

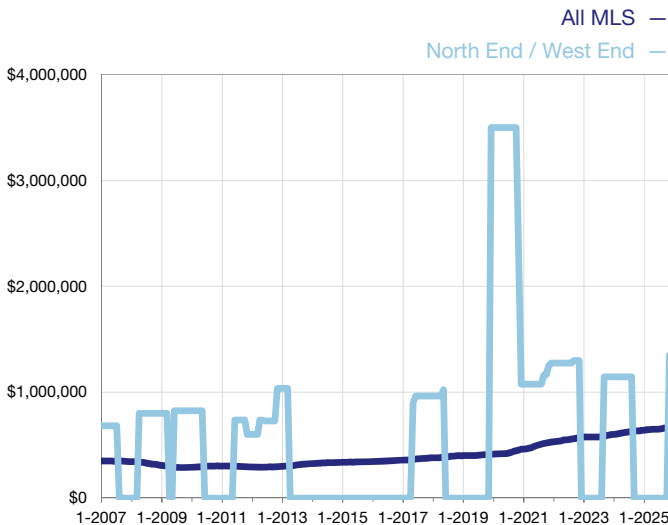
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	3	- 50.0%	13	4	- 69.2%
Closed Sales	6	1	- 83.3%	13	6	- 53.8%
Median Sales Price*	\$630,000	\$854,000	+ 35.6%	\$640,000	\$639,750	- 0.0%
Inventory of Homes for Sale	27	32	+ 18.5%	--	--	--
Months Supply of Inventory	3.2	4.3	+ 34.4%	--	--	--
Cumulative Days on Market Until Sale	98	147	+ 50.0%	108	104	- 3.7%
Percent of Original List Price Received*	96.2%	99.4%	+ 3.3%	93.2%	93.4%	+ 0.2%
New Listings	13	8	- 38.5%	23	21	- 8.7%

* 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

