

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	60	69	+ 15.0%	135	138	+ 2.2%
Closed Sales	42	49	+ 16.7%	124	121	- 2.4%
Median Sales Price*	\$882,500	\$775,000	- 12.2%	\$912,500	\$780,000	- 14.5%
Inventory of Homes for Sale	137	113	- 17.5%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	40	61	+ 52.5%	53	52	- 1.9%
Percent of Original List Price Received*	99.7%	97.5%	- 2.2%	98.2%	97.4%	- 0.8%
New Listings	93	101	+ 8.6%	217	198	- 8.8%

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

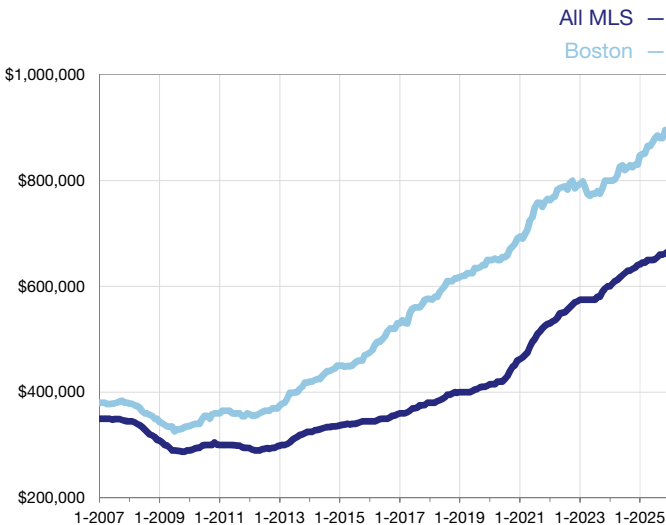
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	366	381	+ 4.1%	813	794	- 2.3%
Closed Sales	247	244	- 1.2%	645	593	- 8.1%
Median Sales Price*	\$790,000	\$780,637	- 1.2%	\$785,000	\$760,000	- 3.2%
Inventory of Homes for Sale	1,203	1,164	- 3.2%	--	--	--
Months Supply of Inventory	4.0	4.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	54	68	+ 25.9%	69	74	+ 7.2%
Percent of Original List Price Received*	98.4%	97.1%	- 1.3%	96.9%	96.4%	- 0.5%
New Listings	645	779	+ 20.8%	1,554	1,580	+ 1.7%

* 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

