

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	16	+ 23.1%	29	38	+ 31.0%
Closed Sales	8	14	+ 75.0%	25	35	+ 40.0%
Median Sales Price*	\$711,000	\$764,750	+ 7.6%	\$655,000	\$710,000	+ 8.4%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	26	40	+ 53.8%	35	40	+ 14.3%
Percent of Original List Price Received*	98.9%	95.5%	- 3.4%	99.0%	97.4%	- 1.6%
New Listings	18	18	0.0%	37	35	- 5.4%

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

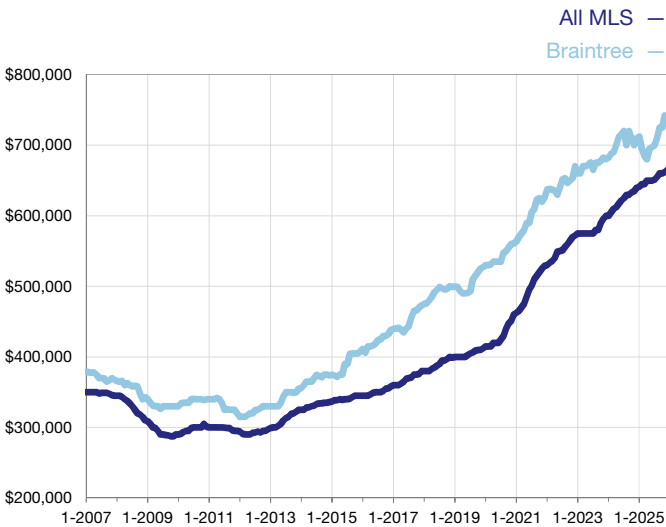
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	9	+ 12.5%	16	15	- 6.3%
Closed Sales	6	5	- 16.7%	10	9	- 10.0%
Median Sales Price*	\$385,000	\$440,000	+ 14.3%	\$415,500	\$440,000	+ 5.9%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	62	99	+ 59.7%	44	63	+ 43.2%
Percent of Original List Price Received*	97.2%	98.1%	+ 0.9%	98.5%	97.9%	- 0.6%
New Listings	8	12	+ 50.0%	23	24	+ 4.3%

* 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

