

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boston

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	84	<b>93</b>	+ 10.7%	219	<b>222</b>	+ 1.4%
Closed Sales	51	<b>43</b>	- 15.7%	175	<b>166</b>	- 5.1%
Median Sales Price*	\$1,000,000	<b>\$790,000</b>	- 21.0%	\$938,400	<b>\$790,000</b>	- 15.8%
Inventory of Homes for Sale	181	<b>164</b>	- 9.4%	--	--	--
Months Supply of Inventory	2.8	<b>2.4</b>	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	52	<b>40</b>	- 23.1%	53	<b>50</b>	- 5.7%
Percent of Original List Price Received*	99.8%	<b>100.0%</b>	+ 0.2%	98.7%	<b>98.0%</b>	- 0.7%
New Listings	138	<b>140</b>	+ 1.4%	355	<b>337</b>	- 5.1%

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

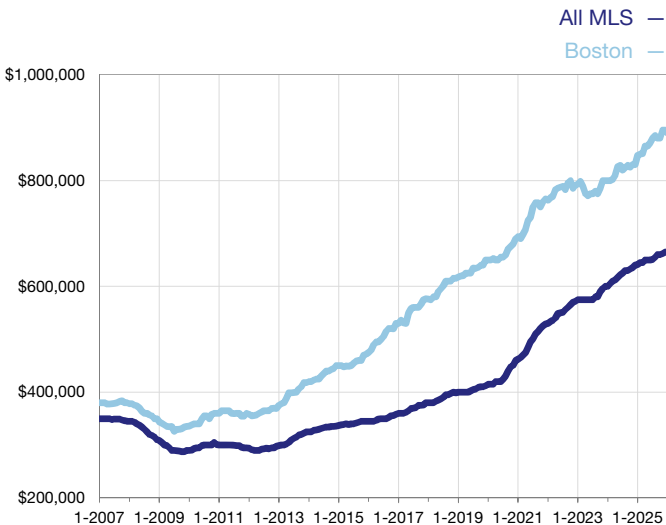
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	411	<b>479</b>	+ 16.5%	1,223	<b>1,222</b>	- 0.1%
Closed Sales	327	<b>300</b>	- 8.3%	972	<b>900</b>	- 7.4%
Median Sales Price*	\$775,000	<b>\$816,500</b>	+ 5.4%	\$785,000	<b>\$775,000</b>	- 1.3%
Inventory of Homes for Sale	1,540	<b>1,533</b>	- 0.5%	--	--	--
Months Supply of Inventory	5.2	<b>5.2</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	55	<b>63</b>	+ 14.5%	64	<b>71</b>	+ 10.9%
Percent of Original List Price Received*	98.9%	<b>98.0%</b>	- 0.9%	97.5%	<b>96.9%</b>	- 0.6%
New Listings	864	<b>963</b>	+ 11.5%	2,417	<b>2,514</b>	+ 4.0%

\* 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

