

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	15	23	+ 53.3%	44	57	+ 29.5%
Closed Sales	10	11	+ 10.0%	35	46	+ 31.4%
Median Sales Price*	\$712,500	\$760,000	+ 6.7%	\$665,000	\$717,500	+ 7.9%
Inventory of Homes for Sale	22	23	+ 4.5%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	20	26	+ 30.0%	31	36	+ 16.1%
Percent of Original List Price Received*	105.7%	101.8%	- 3.7%	100.9%	98.4%	- 2.5%
New Listings	24	34	+ 41.7%	61	68	+ 11.5%

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

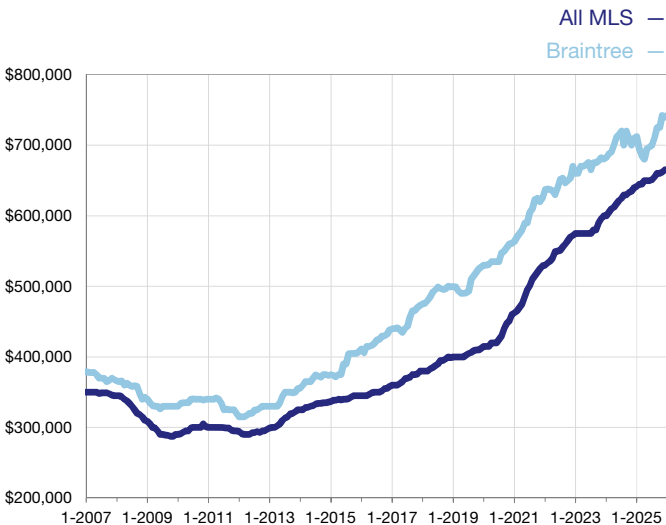
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	11	+ 10.0%	26	24	- 7.7%
Closed Sales	9	6	- 33.3%	19	15	- 21.1%
Median Sales Price*	\$490,000	\$495,000	+ 1.0%	\$450,000	\$465,000	+ 3.3%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	31	39	+ 25.8%	38	54	+ 42.1%
Percent of Original List Price Received*	99.9%	99.5%	- 0.4%	99.1%	98.6%	- 0.5%
New Listings	16	14	- 12.5%	39	38	- 2.6%

* 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

