

Boston

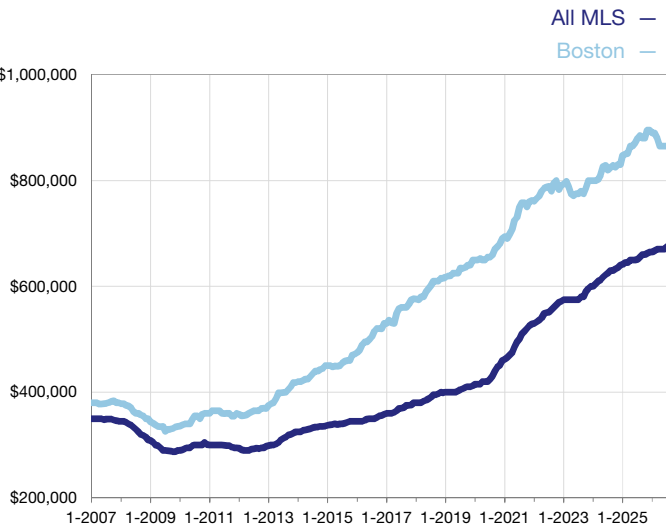
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	83	78	- 6.0%	486	493	+ 1.4%
Closed Sales	111	106	- 4.5%	450	456	+ 1.3%
Median Sales Price*	\$895,000	\$895,493	+ 0.1%	\$915,000	\$865,000	- 5.5%
Inventory of Homes for Sale	179	177	- 1.1%	--	--	--
Months Supply of Inventory	2.7	2.6	- 3.7%	--	--	--
Cumulative Days on Market Until Sale	30	39	+ 30.0%	40	44	+ 10.0%
Percent of Original List Price Received*	100.6%	100.9%	+ 0.3%	100.7%	100.0%	- 0.7%
New Listings	63	77	+ 22.2%	683	696	+ 1.9%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	294	304	+ 3.4%	2,320	2,334	+ 0.6%
Closed Sales	420	417	- 0.7%	2,172	2,122	- 2.3%
Median Sales Price*	\$753,500	\$750,000	- 0.5%	\$770,000	\$785,000	+ 1.9%
Inventory of Homes for Sale	1,506	1,389	- 7.8%	--	--	--
Months Supply of Inventory	5.1	4.7	- 7.8%	--	--	--
Cumulative Days on Market Until Sale	43	46	+ 7.0%	53	55	+ 3.8%
Percent of Original List Price Received*	97.4%	97.4%	0.0%	97.9%	97.6%	- 0.3%
New Listings	418	487	+ 16.5%	4,099	4,281	+ 4.4%

* 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

