

Braintree

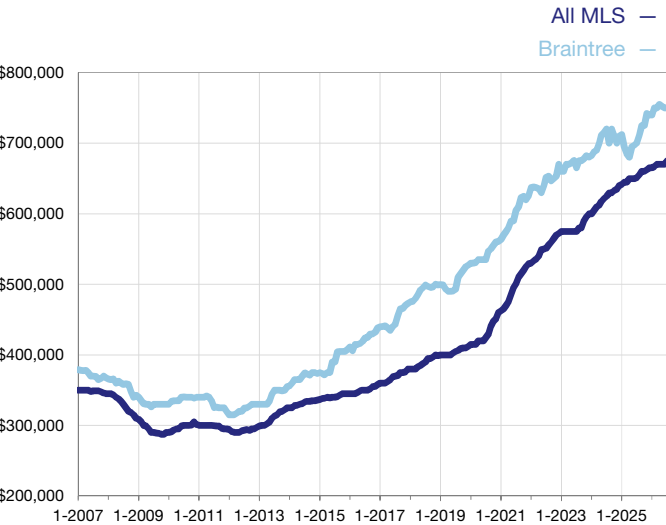
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	15	23	+ 53.3%	98	137	+ 39.8%
Closed Sales	17	26	+ 52.9%	90	127	+ 41.1%
Median Sales Price*	\$787,500	\$810,500	+ 2.9%	\$723,500	\$750,000	+ 3.7%
Inventory of Homes for Sale	39	30	- 23.1%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	27	31	+ 14.8%	29	28	- 3.4%
Percent of Original List Price Received*	97.3%	102.3%	+ 5.1%	100.3%	101.2%	+ 0.9%
New Listings	24	24	0.0%	135	160	+ 18.5%

* 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	5	7	+ 40.0%	48	44	- 8.3%
Closed Sales	6	6	0.0%	44	38	- 13.6%
Median Sales Price*	\$389,000	\$472,500	+ 21.5%	\$466,500	\$477,500	+ 2.4%
Inventory of Homes for Sale	11	24	+ 118.2%	--	--	--
Months Supply of Inventory	1.7	3.6	+ 111.8%	--	--	--
Cumulative Days on Market Until Sale	65	37	- 43.1%	34	43	+ 26.5%
Percent of Original List Price Received*	99.5%	97.9%	- 1.6%	99.6%	98.2%	- 1.4%
New Listings	5	8	+ 60.0%	62	72	+ 16.1%

* 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

