

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

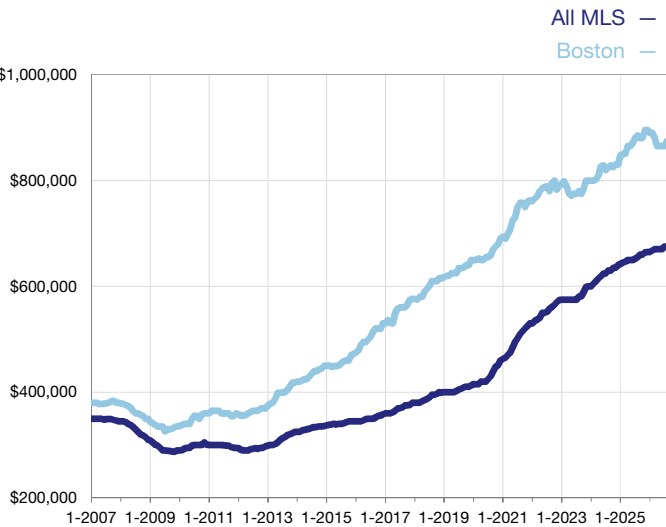
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	65	65	0.0%	551	549	- 0.4%
Closed Sales	68	68	0.0%	518	526	+ 1.5%
Median Sales Price*	\$882,450	\$1,150,000	+ 30.3%	\$910,000	\$877,500	- 3.6%
Inventory of Homes for Sale	149	158	+ 6.0%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	39	36	- 7.7%	40	43	+ 7.5%
Percent of Original List Price Received*	97.7%	98.6%	+ 0.9%	100.3%	99.8%	- 0.5%
New Listings	59	74	+ 25.4%	742	763	+ 2.8%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	232	249	+ 7.3%	2,553	2,555	+ 0.1%
Closed Sales	343	303	- 11.7%	2,516	2,439	- 3.1%
Median Sales Price*	\$770,000	\$775,000	+ 0.6%	\$770,000	\$785,000	+ 1.9%
Inventory of Homes for Sale	1,266	1,180	- 6.8%	--	--	--
Months Supply of Inventory	4.3	4.0	- 7.0%	--	--	--
Cumulative Days on Market Until Sale	52	53	+ 1.9%	53	55	+ 3.8%
Percent of Original List Price Received*	96.5%	96.6%	+ 0.1%	97.7%	97.5%	- 0.2%
New Listings	262	302	+ 15.3%	4,364	4,596	+ 5.3%

* 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

