

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

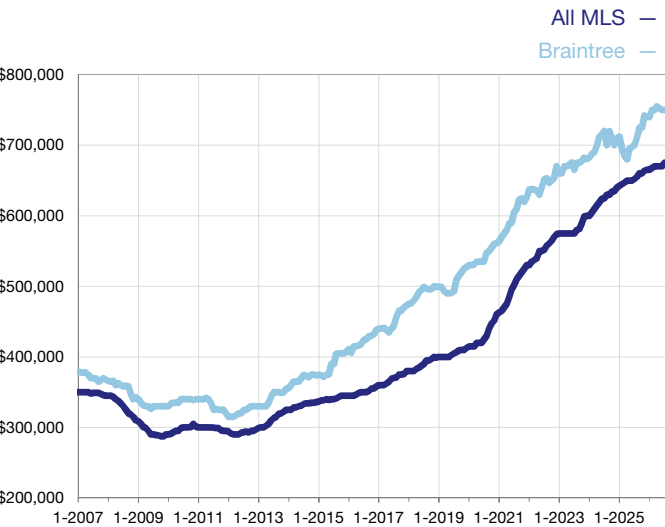
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	29	28	- 3.4%	127	160	+ 26.0%
Closed Sales	20	21	+ 5.0%	110	148	+ 34.5%
Median Sales Price*	\$790,000	\$805,000	+ 1.9%	\$732,500	\$752,500	+ 2.7%
Inventory of Homes for Sale	35	36	+ 2.9%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	35	28	- 20.0%	30	28	- 6.7%
Percent of Original List Price Received*	96.5%	100.8%	+ 4.5%	99.6%	101.1%	+ 1.5%
New Listings	26	36	+ 38.5%	161	195	+ 21.1%

* 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	7	7	0.0%	55	50	- 9.1%
Closed Sales	7	6	- 14.3%	51	45	- 11.8%
Median Sales Price*	\$492,000	\$541,250	+ 10.0%	\$468,000	\$486,000	+ 3.8%
Inventory of Homes for Sale	13	28	+ 115.4%	--	--	--
Months Supply of Inventory	2.0	4.3	+ 115.0%	--	--	--
Cumulative Days on Market Until Sale	34	41	+ 20.6%	34	43	+ 26.5%
Percent of Original List Price Received*	101.0%	95.9%	- 5.0%	99.7%	97.8%	- 1.9%
New Listings	10	14	+ 40.0%	72	85	+ 18.1%

* 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

