

# Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North End / West End

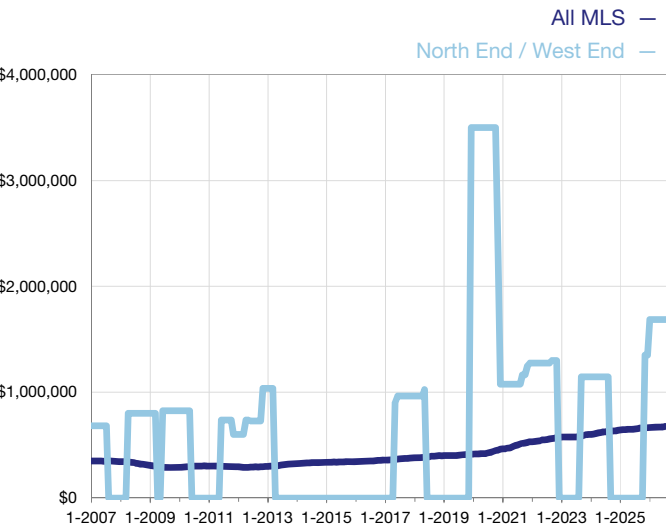
| Single-Family Properties                 | August |      |          | Year to Date |             |          |
|------------------------------------------|--------|------|----------|--------------|-------------|----------|
|                                          | 2025   | 2026 | + / -    | 2025         | 2026        | + / -    |
| Key Metrics                              |        |      |          |              |             |          |
| Pending Sales                            | 0      | 0    | --       | 0            | 0           | --       |
| Closed Sales                             | 0      | 0    | --       | 0            | 1           | --       |
| Median Sales Price*                      | \$0    | \$0  | --       | \$0          | \$2,020,000 | --       |
| Inventory of Homes for Sale              | 1      | 0    | - 100.0% | --           | --          | --       |
| Months Supply of Inventory               | 0.0    | 0.0  | --       | --           | --          | --       |
| Cumulative Days on Market Until Sale     | 0      | 0    | --       | 0            | 105         | --       |
| Percent of Original List Price Received* | 0.0%   | 0.0% | --       | 0.0%         | 81.1%       | --       |
| New Listings                             | 0      | 0    | --       | 1            | 0           | - 100.0% |

\* 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                            | 10        | 8         | - 20.0% | 74           | 50        | - 32.4% |
| Closed Sales                             | 7         | 4         | - 42.9% | 73           | 44        | - 39.7% |
| Median Sales Price*                      | \$575,000 | \$769,000 | + 33.7% | \$620,000    | \$607,500 | - 2.0%  |
| Inventory of Homes for Sale              | 38        | 34        | - 10.5% | --           | --        | --      |
| Months Supply of Inventory               | 4.7       | 5.5       | + 17.0% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 42        | 65        | + 54.8% | 63           | 61        | - 3.2%  |
| Percent of Original List Price Received* | 98.2%     | 96.8%     | - 1.4%  | 96.5%        | 96.8%     | + 0.3%  |
| New Listings                             | 4         | 7         | + 75.0% | 119          | 105       | - 11.8% |

\* 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

