

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

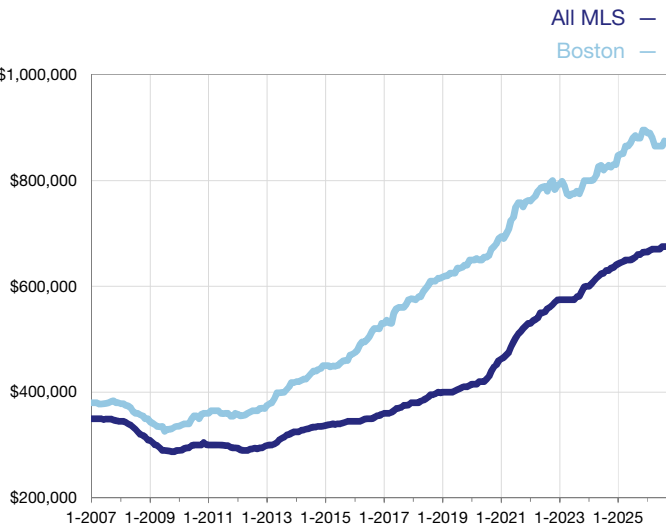
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	68	79	+ 16.2%	619	622	+ 0.5%
Closed Sales	75	60	- 20.0%	593	587	- 1.0%
Median Sales Price*	\$870,000	\$820,000	- 5.7%	\$905,000	\$871,250	- 3.7%
Inventory of Homes for Sale	227	226	- 0.4%	--	--	--
Months Supply of Inventory	3.3	3.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	50	+ 47.1%	39	44	+ 12.8%
Percent of Original List Price Received*	98.3%	97.1%	- 1.2%	100.1%	99.5%	- 0.6%
New Listings	165	165	0.0%	907	924	+ 1.9%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	228	238	+ 4.4%	2,780	2,760	- 0.7%
Closed Sales	232	242	+ 4.3%	2,748	2,698	- 1.8%
Median Sales Price*	\$709,500	\$777,500	+ 9.6%	\$762,000	\$785,000	+ 3.0%
Inventory of Homes for Sale	1,632	1,591	- 2.5%	--	--	--
Months Supply of Inventory	5.6	5.5	- 1.8%	--	--	--
Cumulative Days on Market Until Sale	55	63	+ 14.5%	53	56	+ 5.7%
Percent of Original List Price Received*	96.1%	95.2%	- 0.9%	97.6%	97.3%	- 0.3%
New Listings	783	882	+ 12.6%	5,147	5,467	+ 6.2%

* 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

