

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

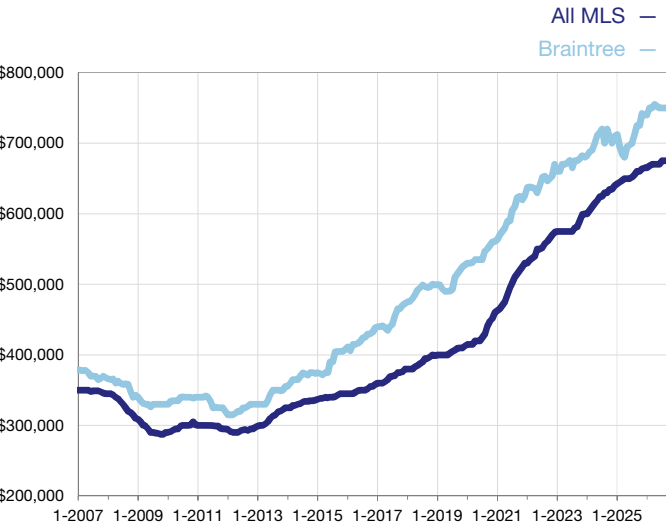
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	22	29	+ 31.8%	149	184	+ 23.5%
Closed Sales	26	21	- 19.2%	136	169	+ 24.3%
Median Sales Price*	\$760,000	\$840,000	+ 10.5%	\$755,450	\$760,000	+ 0.6%
Inventory of Homes for Sale	41	38	- 7.3%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	21	29	+ 38.1%	29	28	- 3.4%
Percent of Original List Price Received*	101.3%	99.6%	- 1.7%	99.9%	101.0%	+ 1.1%
New Listings	33	30	- 9.1%	194	223	+ 14.9%

* 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	10	15	+ 50.0%	65	65	0.0%
Closed Sales	6	8	+ 33.3%	57	53	- 7.0%
Median Sales Price*	\$375,500	\$497,500	+ 32.5%	\$465,000	\$486,000	+ 4.5%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	35	57	+ 62.9%	34	45	+ 32.4%
Percent of Original List Price Received*	95.8%	96.0%	+ 0.2%	99.3%	97.6%	- 1.7%
New Listings	14	8	- 42.9%	86	95	+ 10.5%

* 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

