Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Boston

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	89	**92**	+ 3.4%	708	**695**	- 1.8%
Closed Sales	67	**57**	- 14.9%	660	**650**	- 1.5%
Median Sales Price*	$820,000	**$843,000**	+ 2.8%	$895,000	**$866,000**	- 3.2%
Inventory of Homes for Sale	224	**222**	- 0.9%	--	--	--
Months Supply of Inventory	3.3	**3.3**	0.0%	--	--	--
Cumulative Days on Market Until Sale	52	**46**	- 11.5%	40	**44**	+ 10.0%
Percent of Original List Price Received*	97.6%	**98.6%**	+ 1.0%	99.8%	**99.3%**	- 0.5%
New Listings	111	**103**	- 7.2%	1,018	**1,018**	0.0%

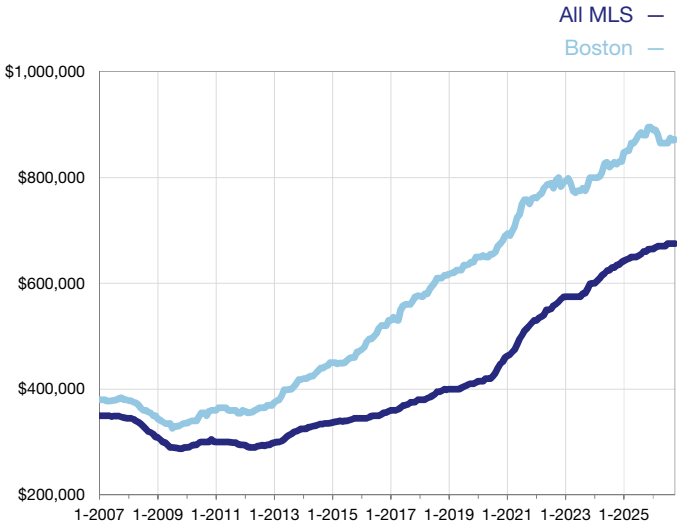
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

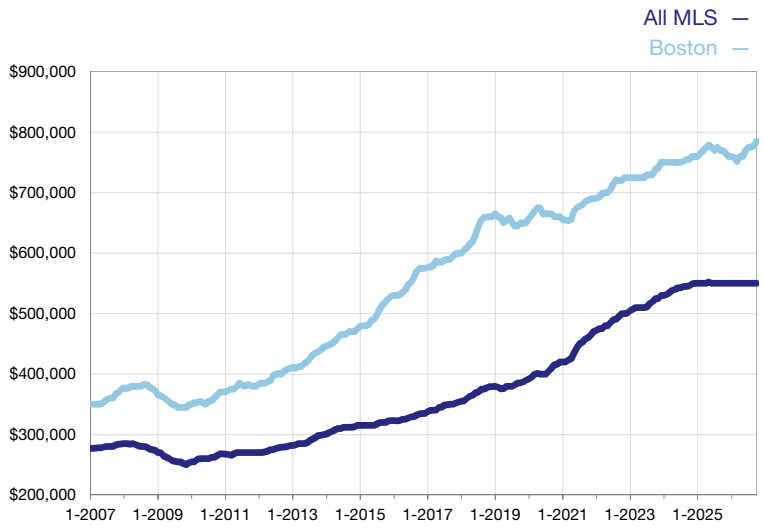
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	284	**285**	+ 0.4%	3,064	**3,000**	- 2.1%
Closed Sales	257	**208**	- 19.1%	3,006	**2,915**	- 3.0%
Median Sales Price*	$772,500	**$881,250**	+ 14.1%	$763,500	**$790,000**	+ 3.5%
Inventory of Homes for Sale	1,578	**1,527**	- 3.2%	--	--	--
Months Supply of Inventory	5.4	**5.3**	- 1.9%	--	--	--
Cumulative Days on Market Until Sale	63	**63**	0.0%	54	**56**	+ 3.7%
Percent of Original List Price Received*	96.6%	**96.6%**	0.0%	97.5%	**97.2%**	- 0.3%
New Listings	464	**465**	+ 0.2%	5,611	**5,911**	+ 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



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