Local Market Update – October 2026

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

Braintree

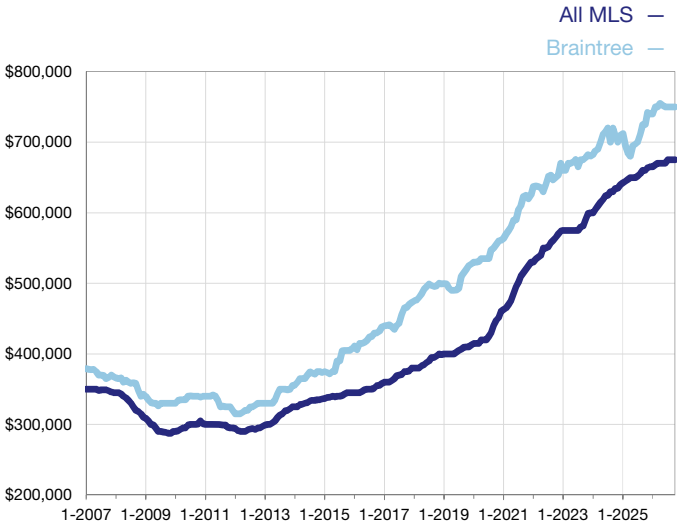
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	28	**18**	- 35.7%	177	**200**	+ 13.0%
Closed Sales	22	**26**	+ 18.2%	158	**195**	+ 23.4%
Median Sales Price*	$681,250	**$712,500**	+ 4.6%	$732,500	**$750,000**	+ 2.4%
Inventory of Homes for Sale	39	**40**	+ 2.6%	--	--	--
Months Supply of Inventory	2.4	**2.0**	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	26	**36**	+ 38.5%	28	**29**	+ 3.6%
Percent of Original List Price Received*	99.3%	**99.2%**	- 0.1%	99.9%	**100.7%**	+ 0.8%
New Listings	29	**26**	- 10.3%	223	**249**	+ 11.7%

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

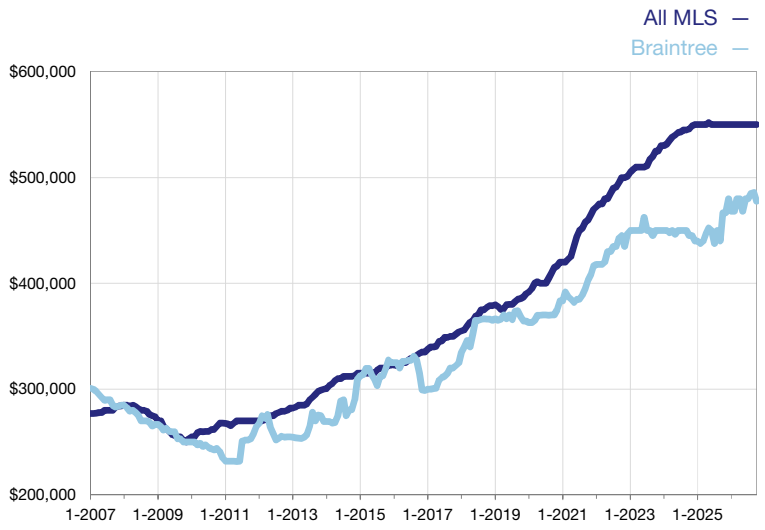
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**5**	- 16.7%	71	**66**	- 7.0%
Closed Sales	9	**8**	- 11.1%	66	**61**	- 7.6%
Median Sales Price*	$505,000	**$446,000**	- 11.7%	$479,950	**$480,000**	+ 0.0%
Inventory of Homes for Sale	22	**19**	- 13.6%	--	--	--
Months Supply of Inventory	3.2	**2.9**	- 9.4%	--	--	--
Cumulative Days on Market Until Sale	20	**72**	+ 260.0%	32	**49**	+ 53.1%
Percent of Original List Price Received*	99.5%	**95.5%**	- 4.0%	99.4%	**97.3%**	- 2.1%
New Listings	12	**9**	- 25.0%	98	**104**	+ 6.1%

* 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



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