Local Market Update – October 2026

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

Greater Boston Association of REALTORS®

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	947	**1,016**	+ 7.3%	9,132	**8,863**	- 2.9%
Closed Sales	951	**781**	- 17.9%	8,734	**8,414**	- 3.7%
Median Sales Price*	$905,000	**$892,000**	- 1.4%	$950,000	**$953,300**	+ 0.3%
Inventory of Homes for Sale	2,073	**2,167**	+ 4.5%	--	--	--
Months Supply of Inventory	2.4	**2.6**	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	38	**41**	+ 7.9%	34	**37**	+ 8.8%
Percent of Original List Price Received*	99.6%	**98.8%**	- 0.8%	101.2%	**100.6%**	- 0.6%
New Listings	1,128	**1,092**	- 3.2%	11,912	**11,954**	+ 0.4%

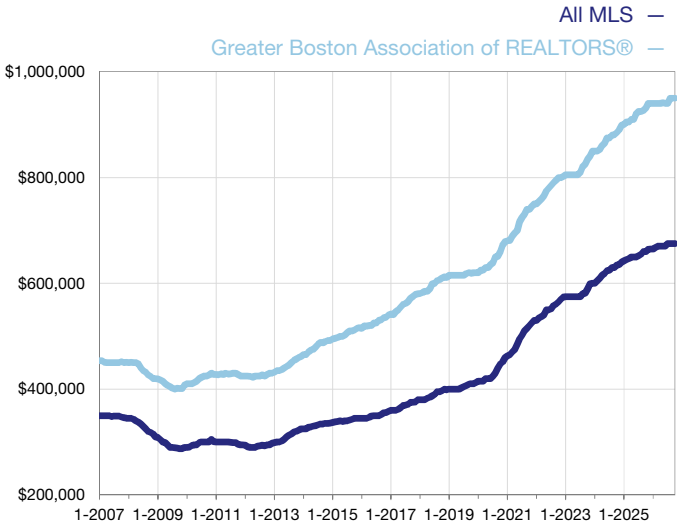
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

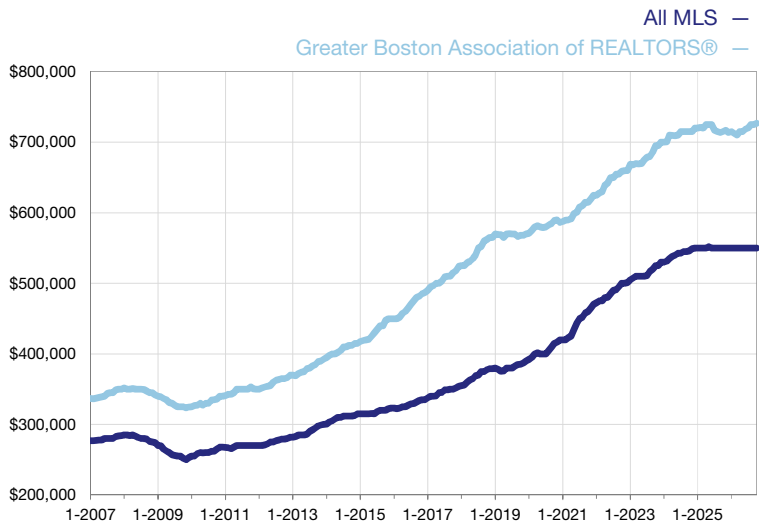
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	769	**732**	- 4.8%	7,725	**7,644**	- 1.0%
Closed Sales	702	**602**	- 14.2%	7,496	**7,454**	- 0.6%
Median Sales Price*	$715,000	**$723,000**	+ 1.1%	$715,000	**$730,000**	+ 2.1%
Inventory of Homes for Sale	3,078	**3,110**	+ 1.0%	--	--	--
Months Supply of Inventory	4.2	**4.2**	0.0%	--	--	--
Cumulative Days on Market Until Sale	48	**56**	+ 16.7%	45	**51**	+ 13.3%
Percent of Original List Price Received*	97.8%	**97.5%**	- 0.3%	98.8%	**98.1%**	- 0.7%
New Listings	1,141	**1,080**	- 5.3%	12,516	**13,140**	+ 5.0%

* 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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