

MONTHLY MARKET INSIGHTS REPORT

September 2025



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Greater Boston Association of REALTORS®

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Data thru 10/09/25

Greater Boston Market Summary



Includes all 64 towns within the GBAR jurisdictional area

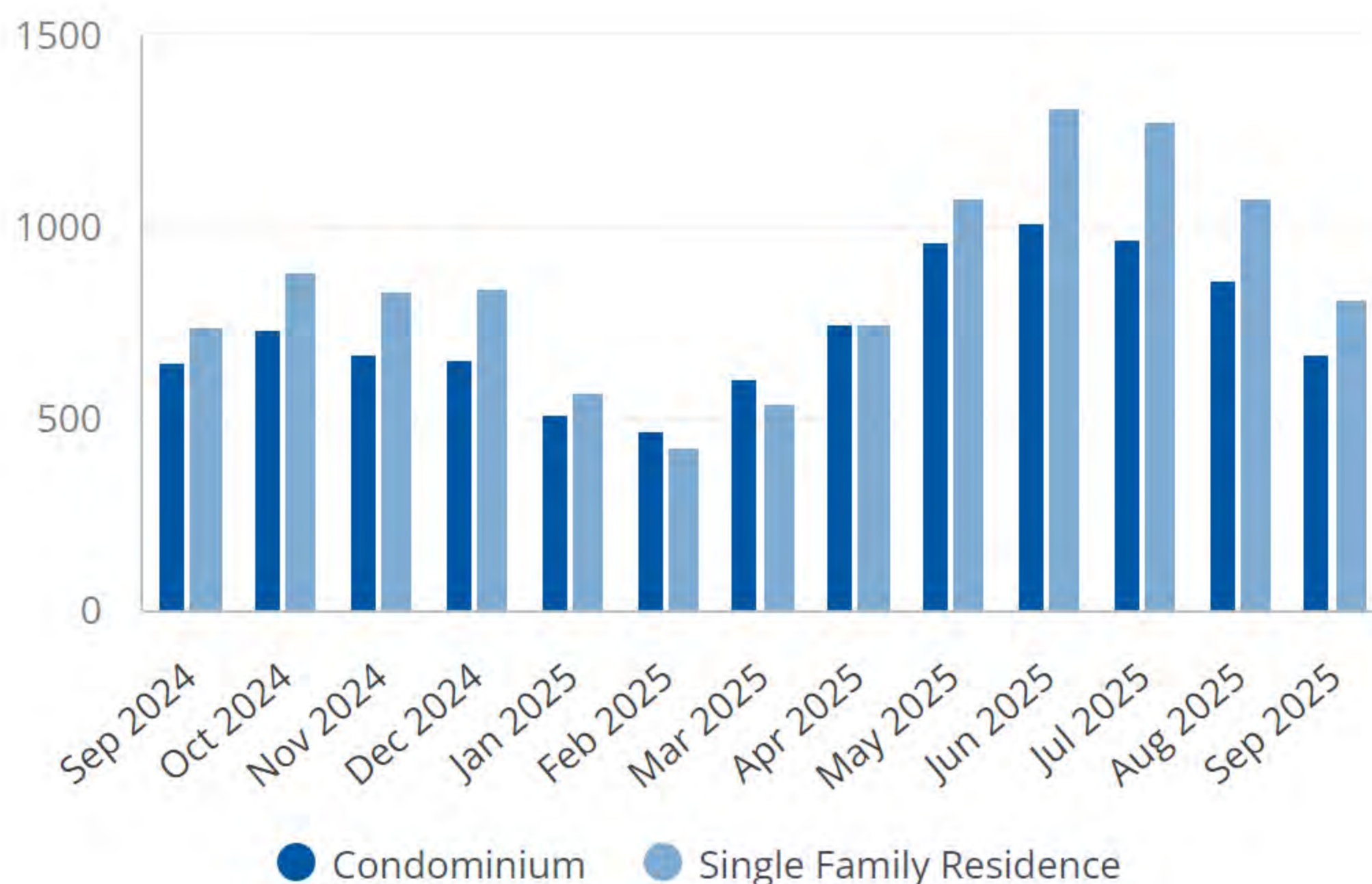
Single Family Homes

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$880,000	\$850,000	⬆️ 3.5%	\$935,000	⬇️ -5.9%	\$950,000	\$905,000	⬆️ 5.0%
Closed Sales	813	746	⬆️ 9.0%	1,078	⬇️ -24.6%	7,858	7,609	⬆️ 3.3%
New Listings	1,735	1,523	⬆️ 13.9%	743	⬆️ 133.5%	11,438	10,563	⬆️ 8.3%
Pending Sales	968	857	⬆️ 13.0%	811	⬆️ 19.4%	8,300	7,943	⬆️ 4.5%
Median Days on Market	19	19	➡️ 0.0%	23	⬇️ -17.4%	18	17	⬆️ 5.9%
Price per Square Foot	\$438	\$426	⬆️ 2.9%	\$444	⬇️ -1.4%	\$452	\$436	⬆️ 3.7%
Sold to Original Price Ratio	98.6%	99.5%	⬇️ -0.9%	99.7%	⬇️ -1.1%	101.4%	102.3%	⬇️ -0.8%
Active Inventory	2,013	1,732	⬆️ 16.2%	1,442	⬆️ 39.6%	—	—	—
Months Supply of Inventory	2.5	2.3	⬆️ 6.6%	1.3	⬆️ 85.1%	—	—	—

Condominiums

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$670,000	\$679,200	⬆️ -1.4%	\$695,000	⬇️ -3.6%	\$715,000	\$720,000	⬆️ -0.7%
Closed Sales	669	648	⬆️ 3.2%	862	⬇️ -22.4%	6,829	6,667	⬆️ 2.4%
New Listings	1,840	1,573	⬆️ 17.0%	741	⬆️ 148.3%	12,004	10,410	⬆️ 15.3%
Pending Sales	668	700	⬇️ -4.6%	685	⬇️ -2.5%	7,051	6,807	⬆️ 3.6%
Median Days on Market	22	20	⬆️ 10.0%	32	⬇️ -31.3%	21	20	⬆️ 5.0%
Price per Square Foot	\$577	\$582	⬇️ -0.9%	\$602	⬇️ -4.1%	\$612	\$605	⬆️ 1.2%
Sold to Original Price Ratio	97.5%	98.7%	⬇️ -1.2%	97.9%	⬇️ -0.4%	99.0%	99.9%	⬇️ -1.0%
Active Inventory	2,834	2,243	⬆️ 26.3%	2,031	⬆️ 39.5%	—	—	—
Months Supply of Inventory	4.2	3.5	⬆️ 22.4%	2.4	⬆️ 79.8%	—	—	—

Number of Closed Sales



Median Sales Price



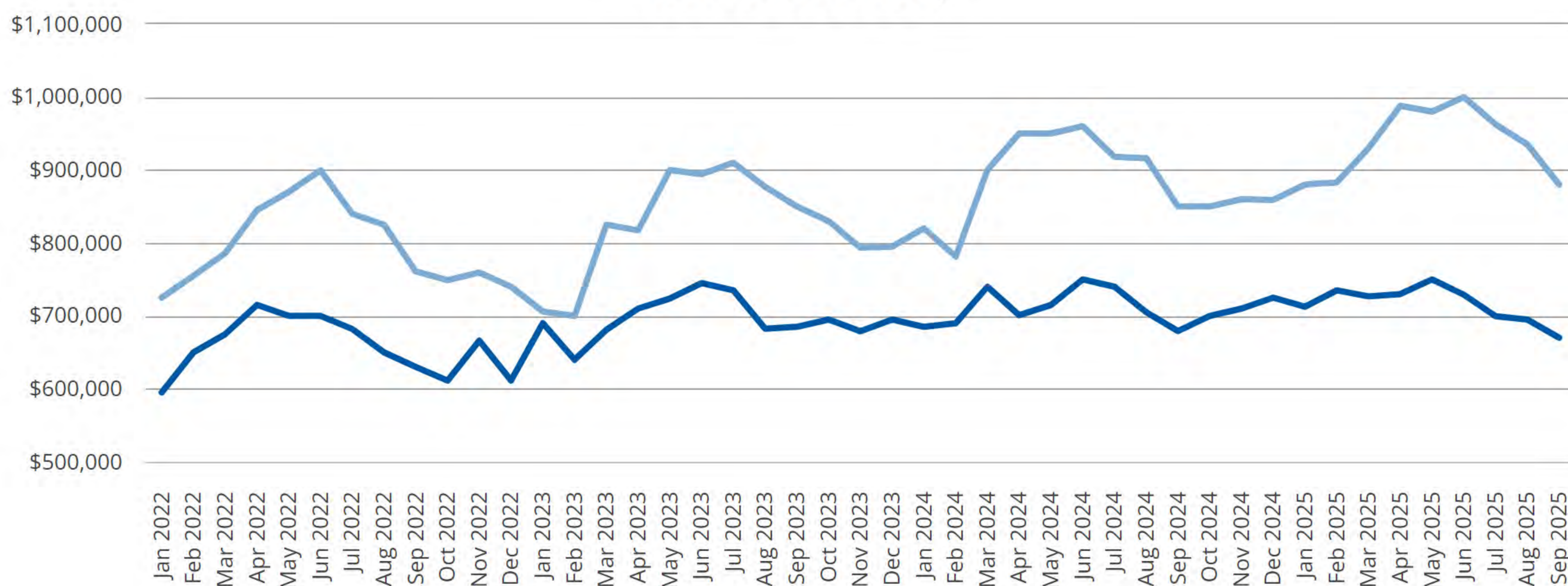
Median Sales Price



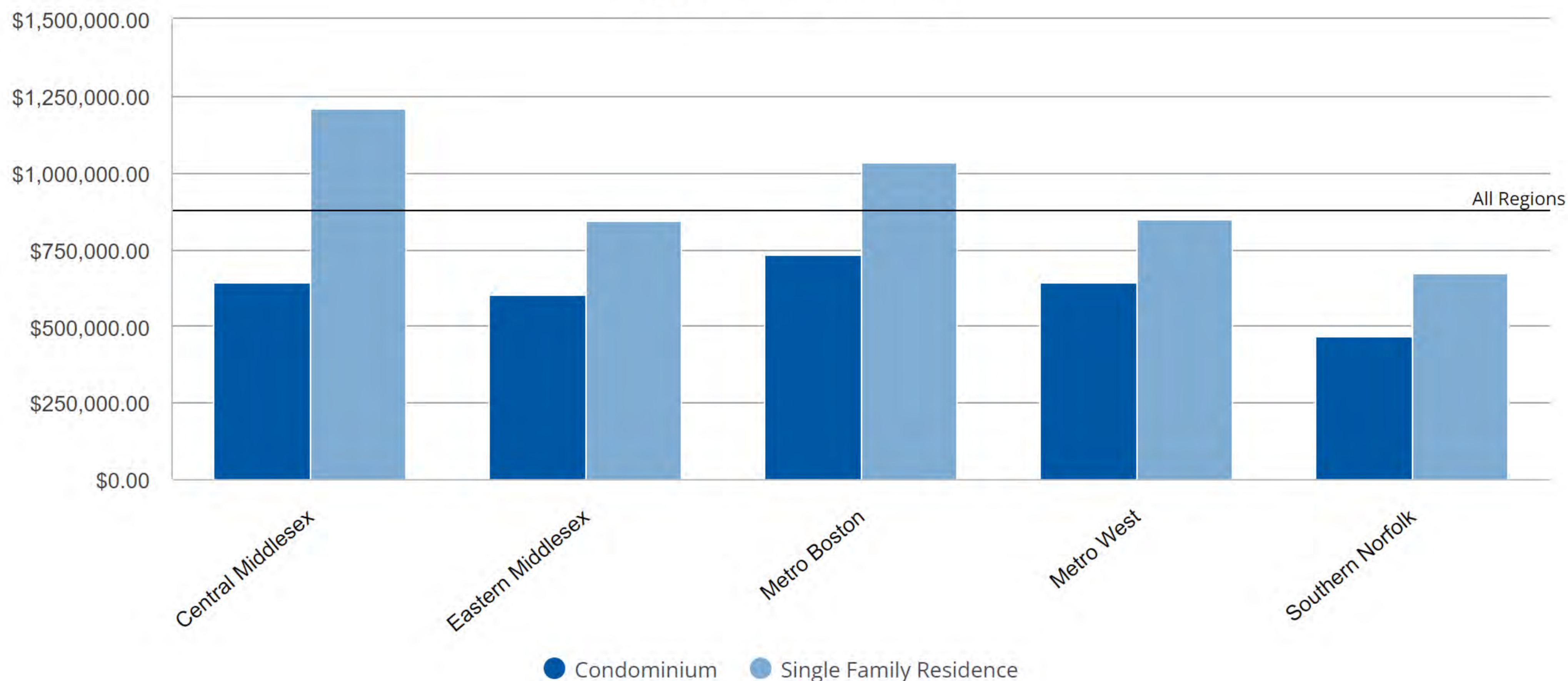
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	September 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	\$880,000	⚡ -5.9%	⬆️ 3.5%	⬆️ 5.0%
CONDO	\$670,000	⚡ -3.6%	⚡ -1.4%	⚡ -0.7%

Historical Activity



Region Comparison



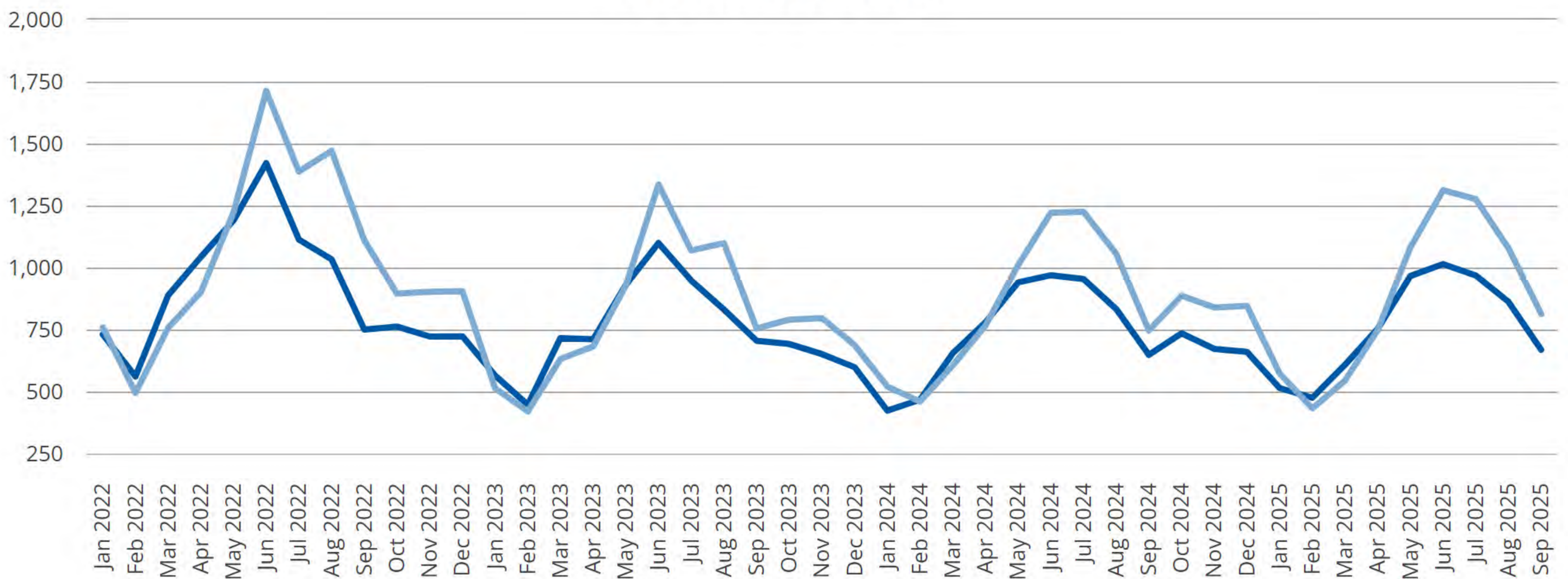
Closed Sales



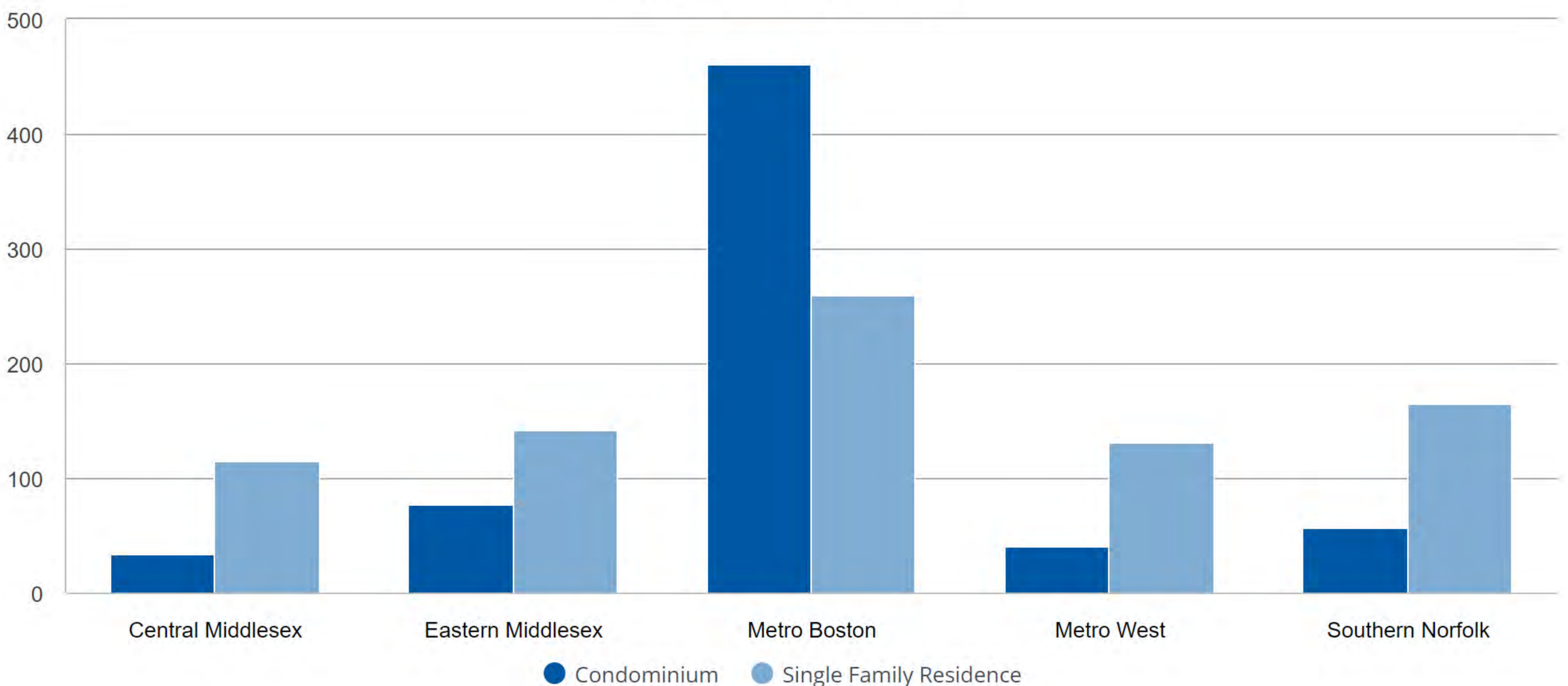
The number of properties that sold.

	September 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	813	⚡ -24.6%	⬆️ 9.0%	⬆️ 3.3%
CONDO	669	⚡ -22.4%	⬆️ 3.2%	⬆️ 2.4%

Historical Activity



Region Comparison



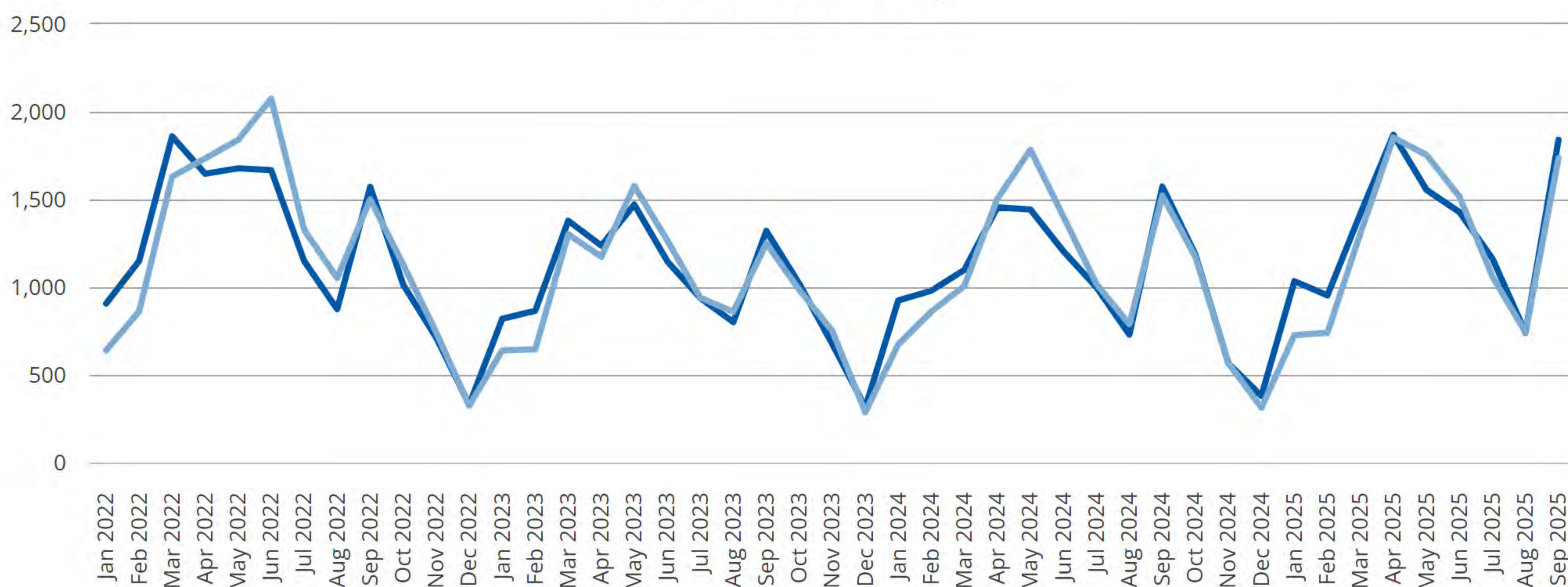
New Listings



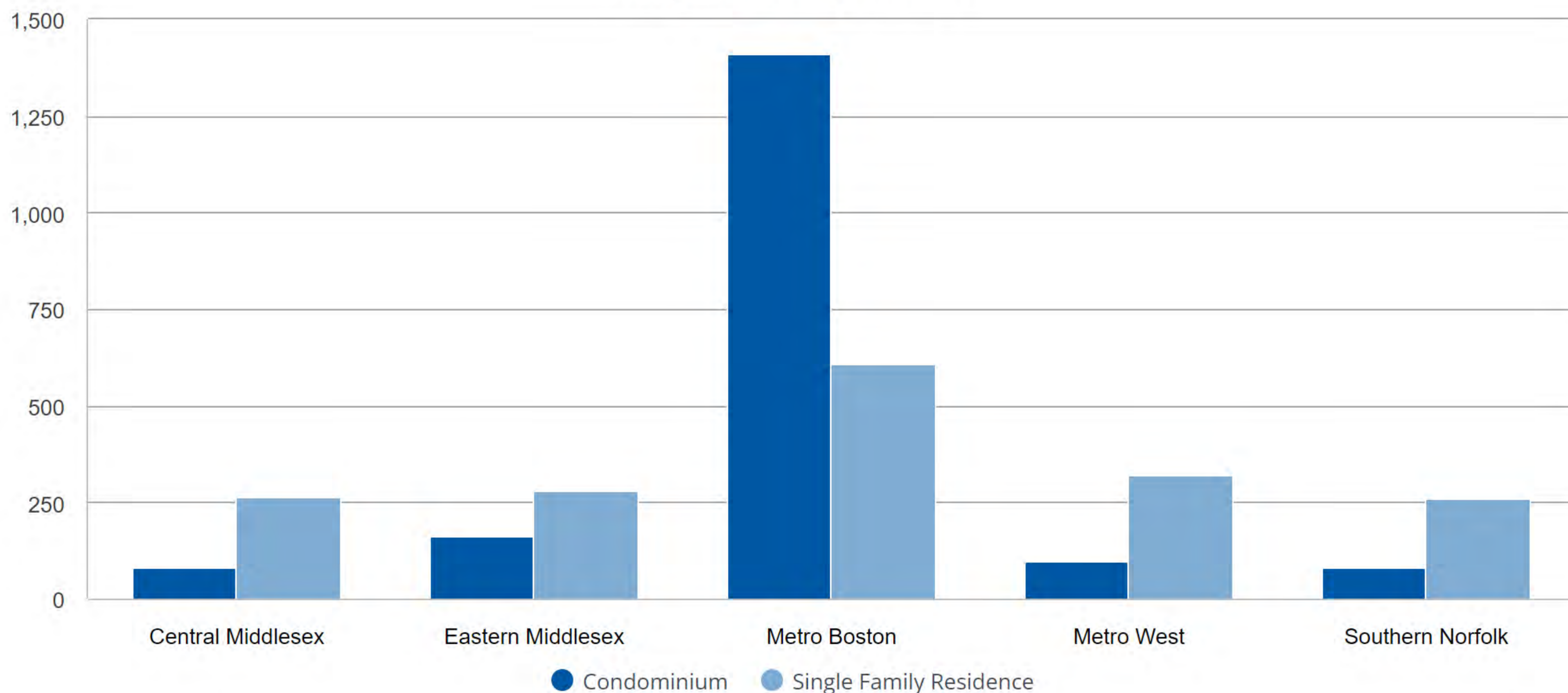
The number of properties listed regardless of current status.

	September 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,735	⬆️ 133.5%	⬆️ 13.9%	⬆️ 8.3%
CONDO	1,840	⬆️ 148.3%	⬆️ 17.0%	⬆️ 15.3%

Historical Activity



Region Comparison



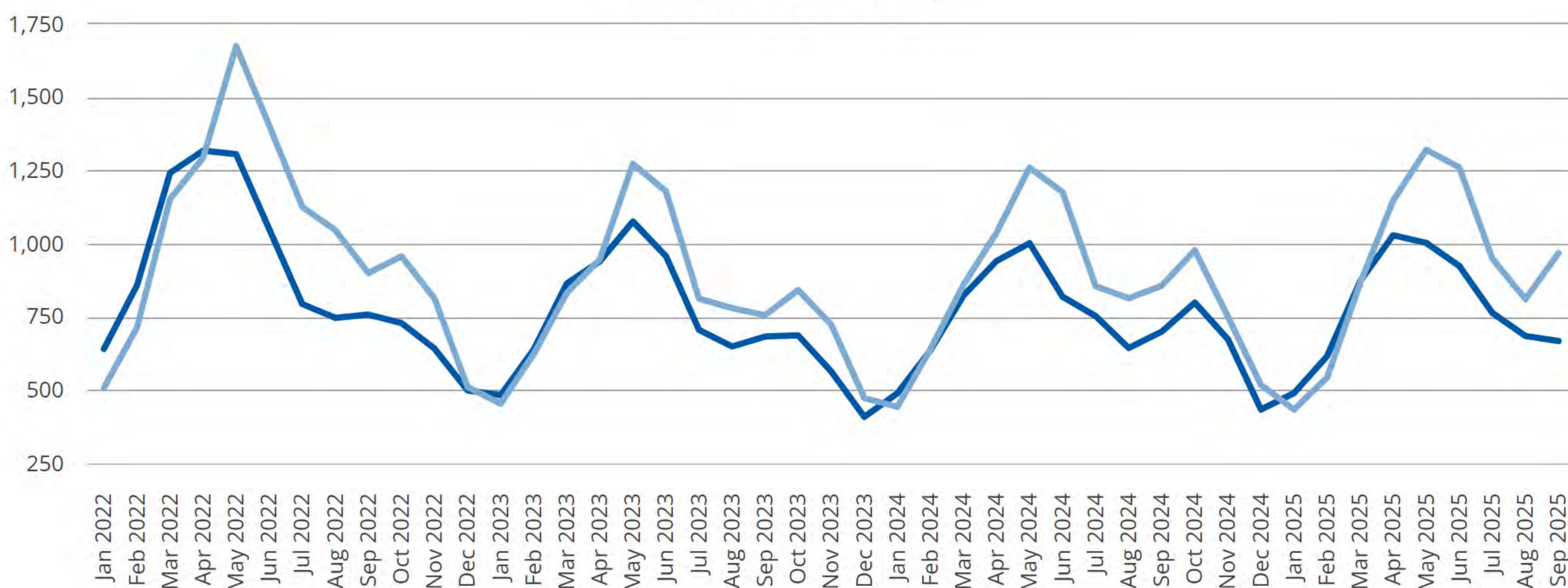
Pending Sales



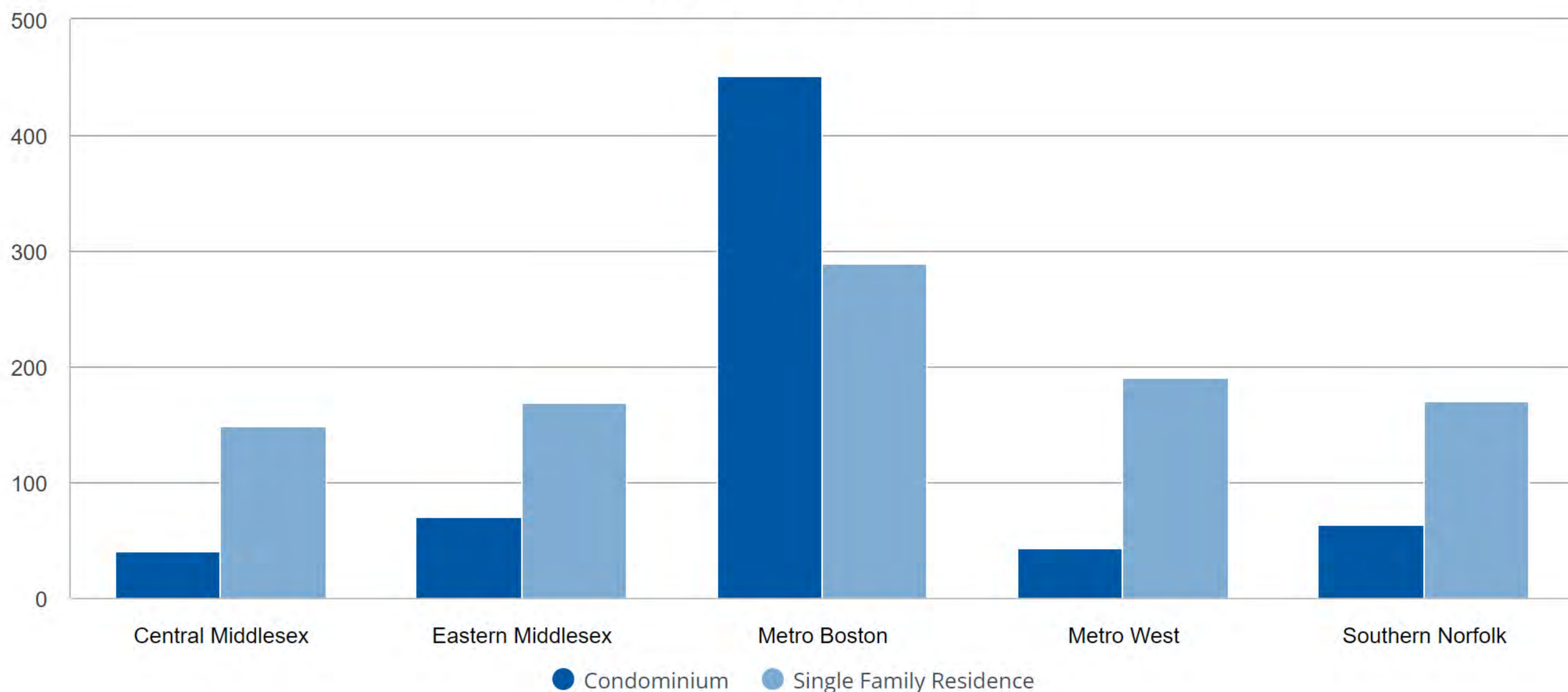
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	September 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	968	⬆️ 19.4%	⬆️ 13.0%	⬆️ 4.5%
CONDO	668	⬆️ -2.5%	⬆️ -4.6%	⬆️ 3.6%

Historical Activity



Region Comparison



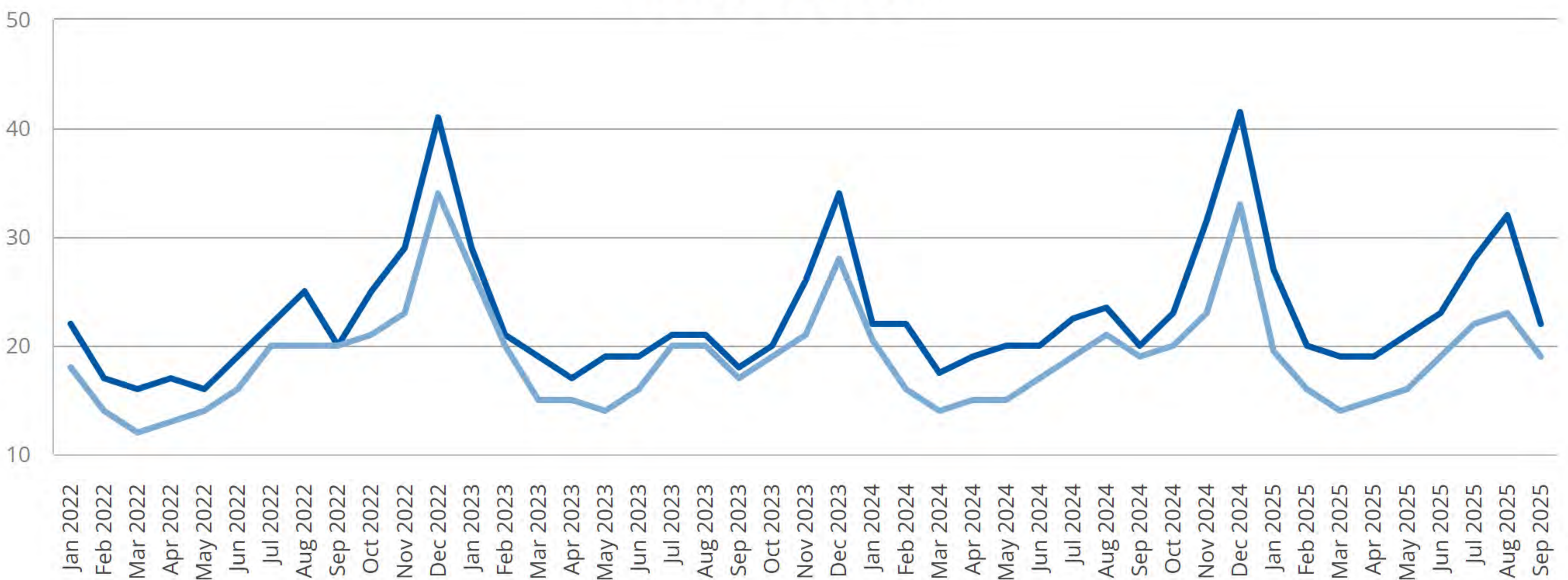
Days on Market



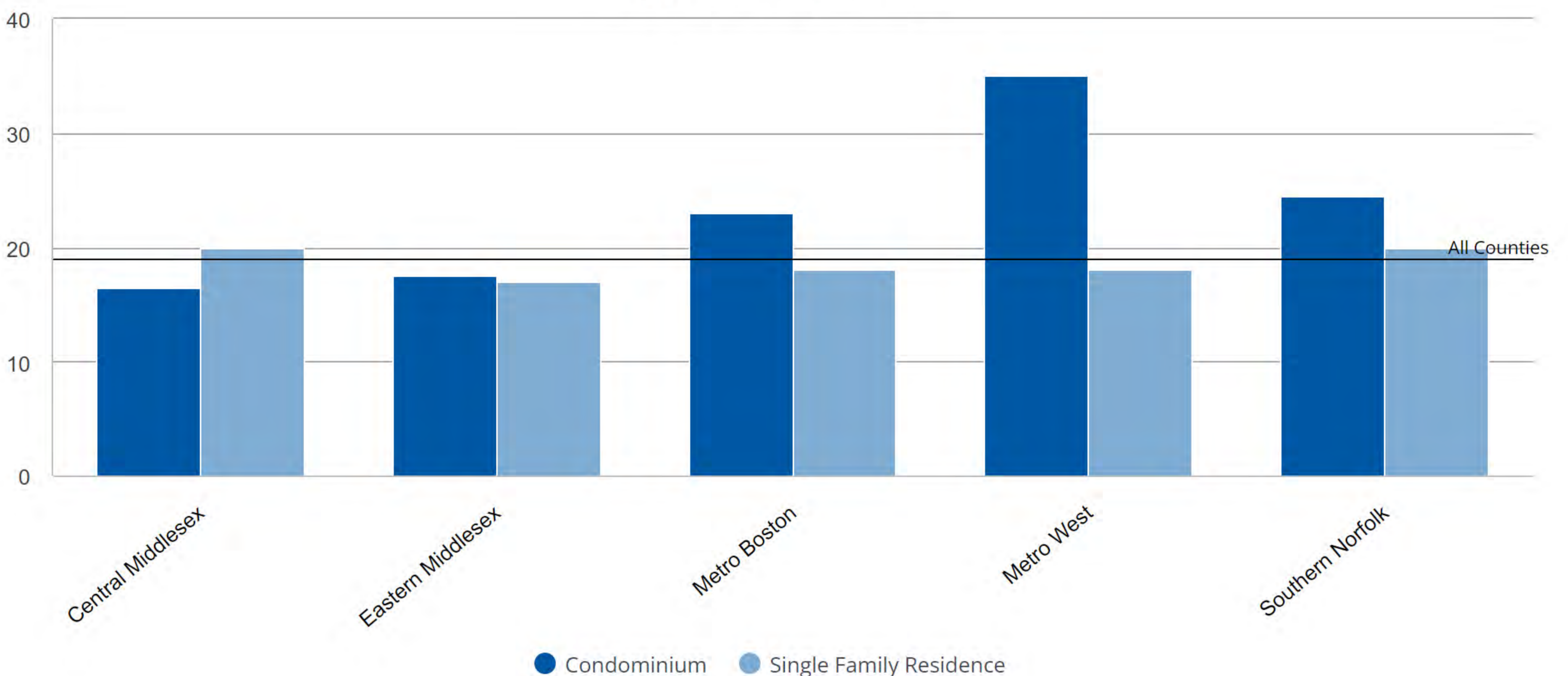
The median number of days between when a property is listed and the purchase contract date.

	September 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	19	⚡ -17.4%	⚡ 0.0%	⚡ 5.9%
CONDO	22	⚡ -31.3%	⚡ 10.0%	⚡ 5.0%

Historical Activity



Region Comparison



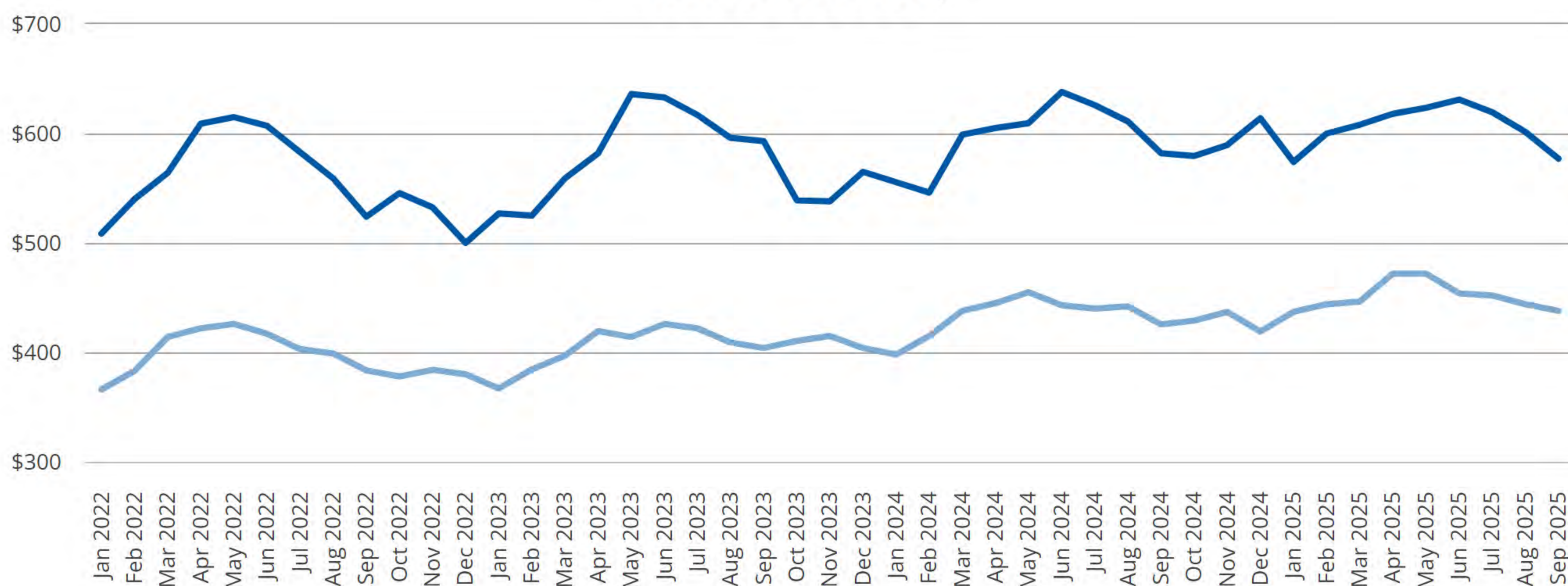
Price per Square Foot



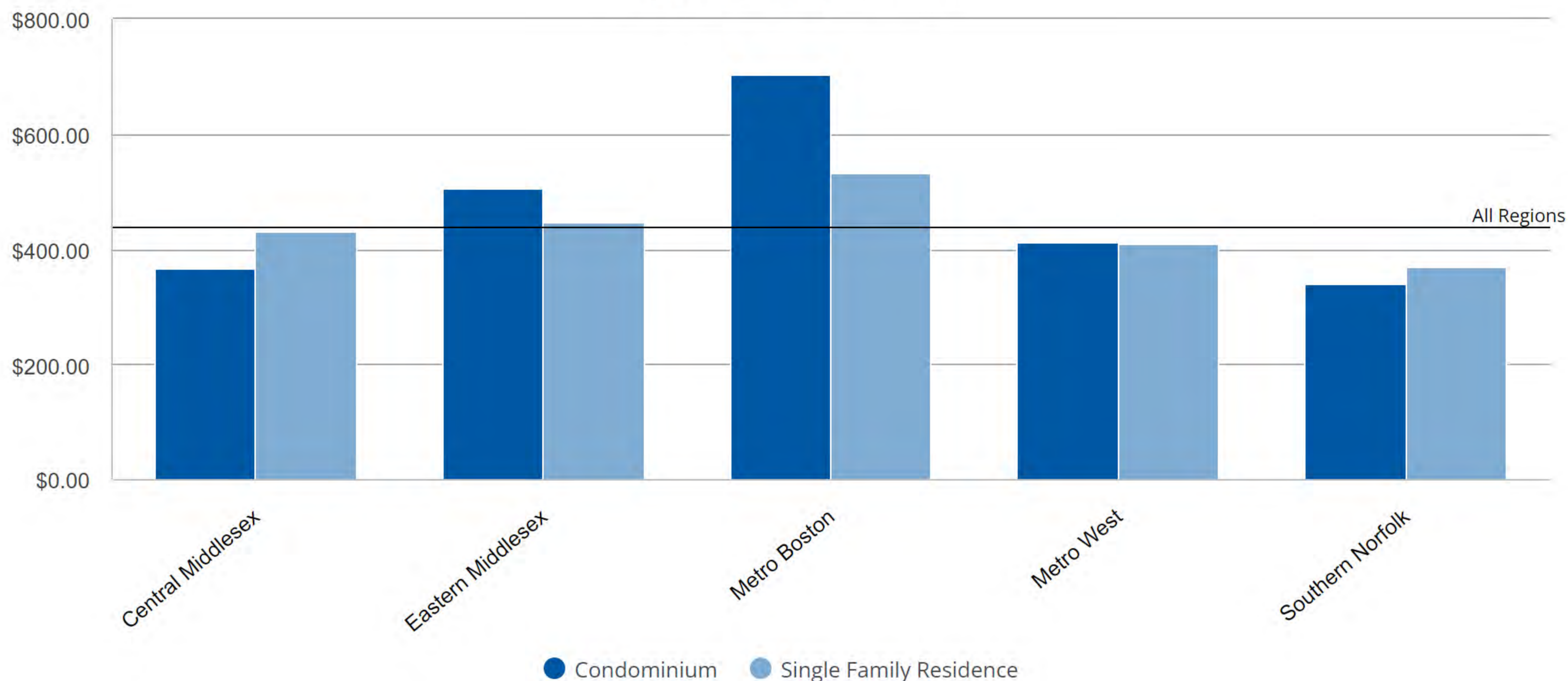
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	September 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$438	⚡	-1.4%	⚡	2.9%	⚡	3.7%
CONDO	\$577	⚡	-4.1%	⚡	-0.9%	⚡	1.2%

Historical Activity



Region Comparison



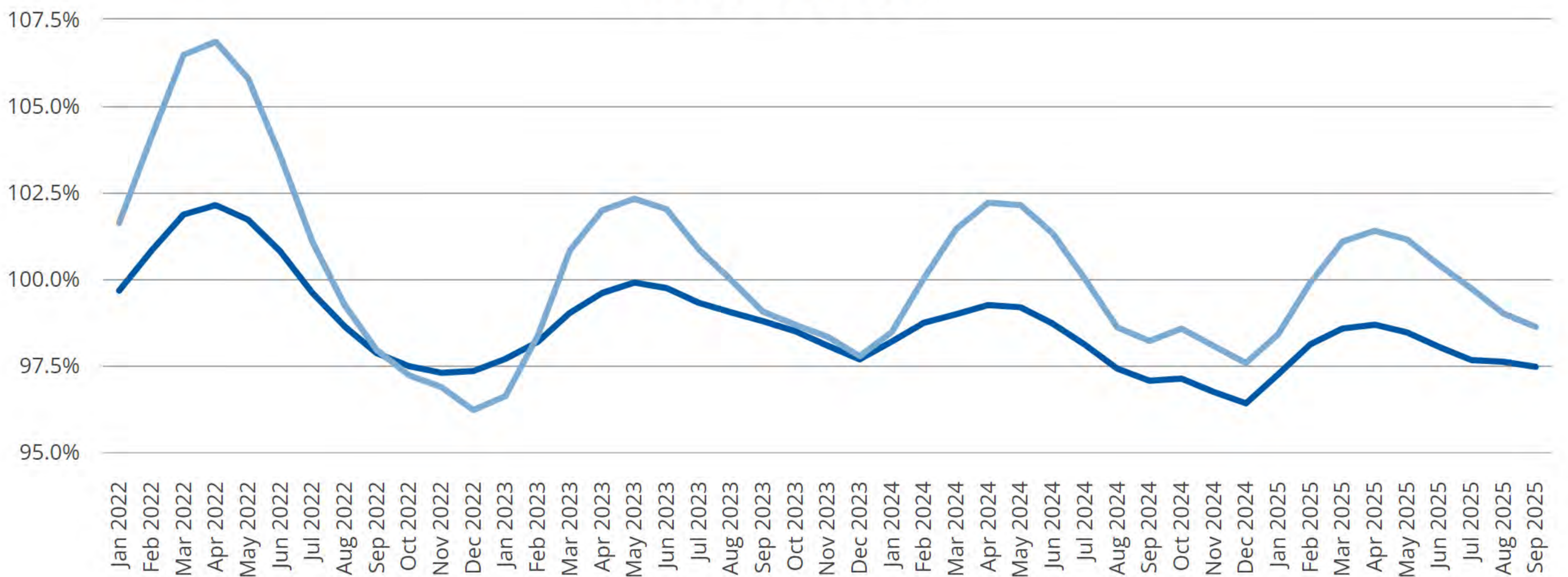
Sold to Original Price Ratio



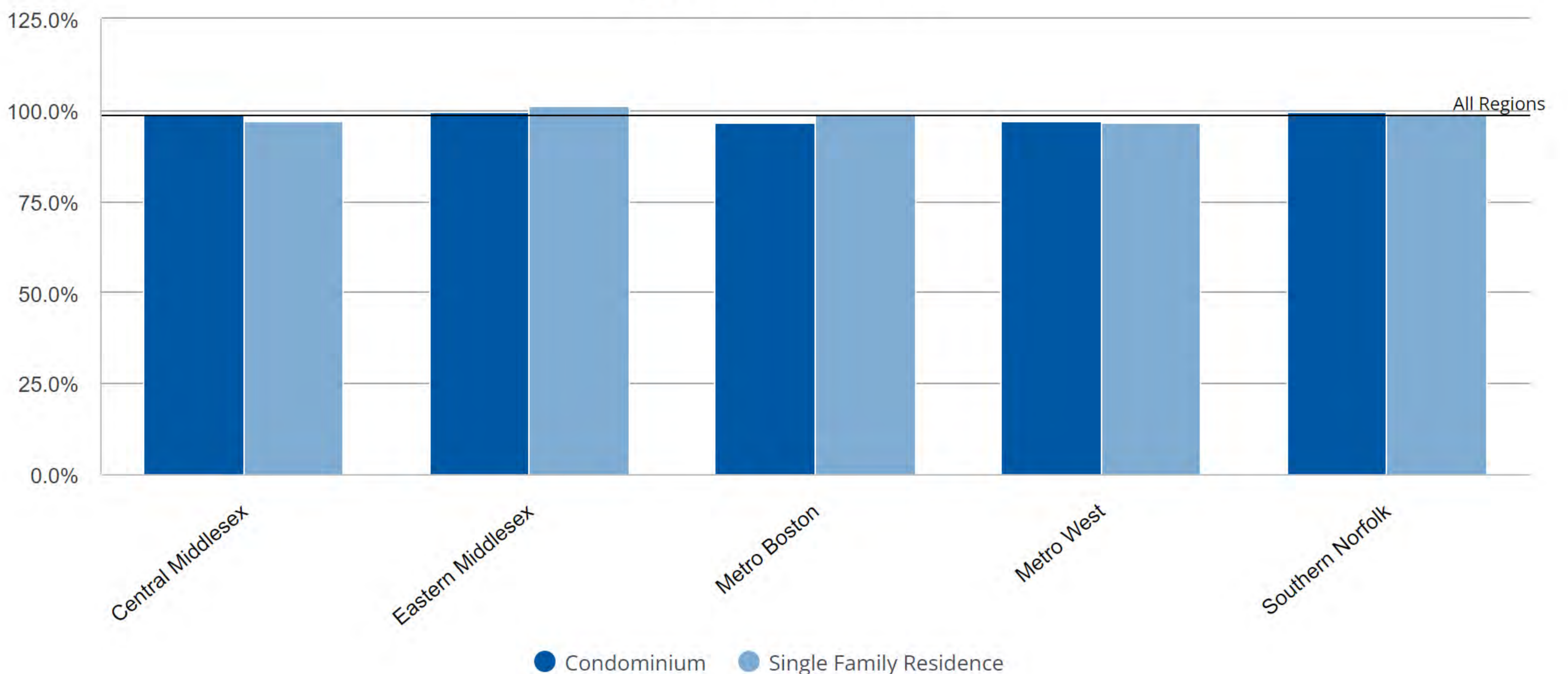
The average of the sales price divided by the original list price expressed as a percentage.

	September 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	98.6%	⚡ -0.4%	⬆️ 0.4%	⚡ -0.4%
CONDO	97.5%	⚡ -0.1%	⬆️ 0.4%	⚡ -0.5%

Historical Activity



Region Comparison



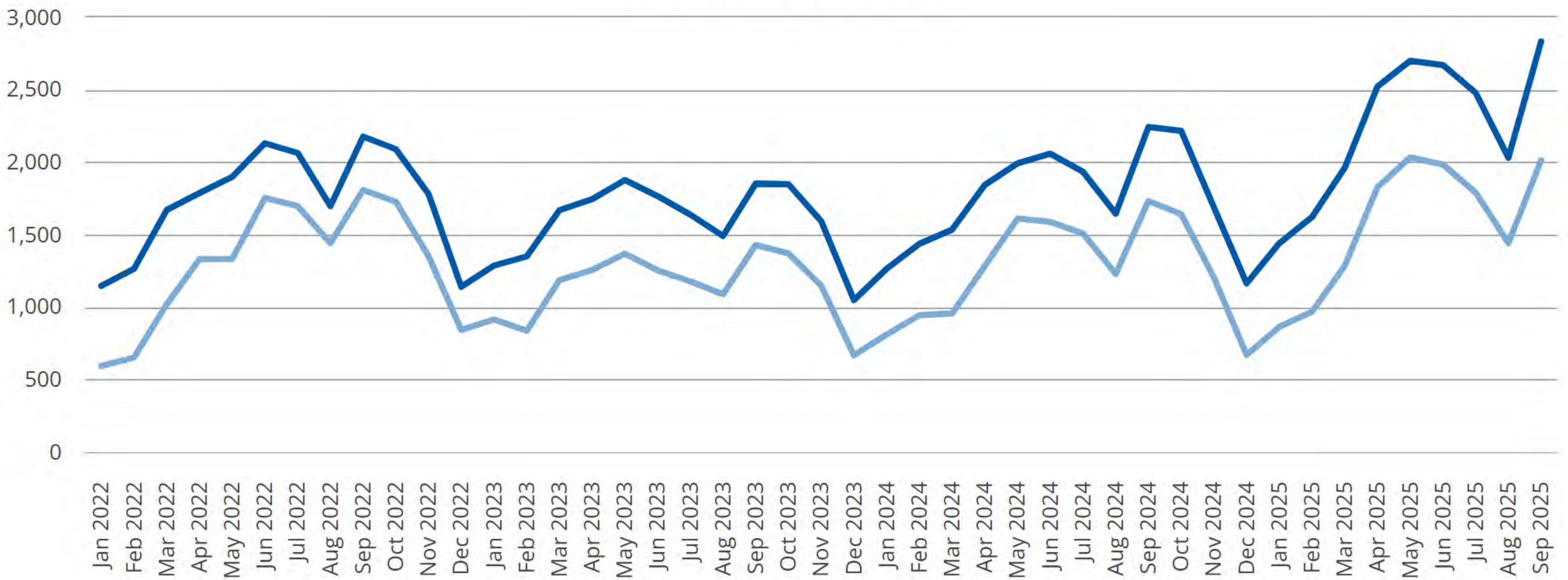
Active Inventory



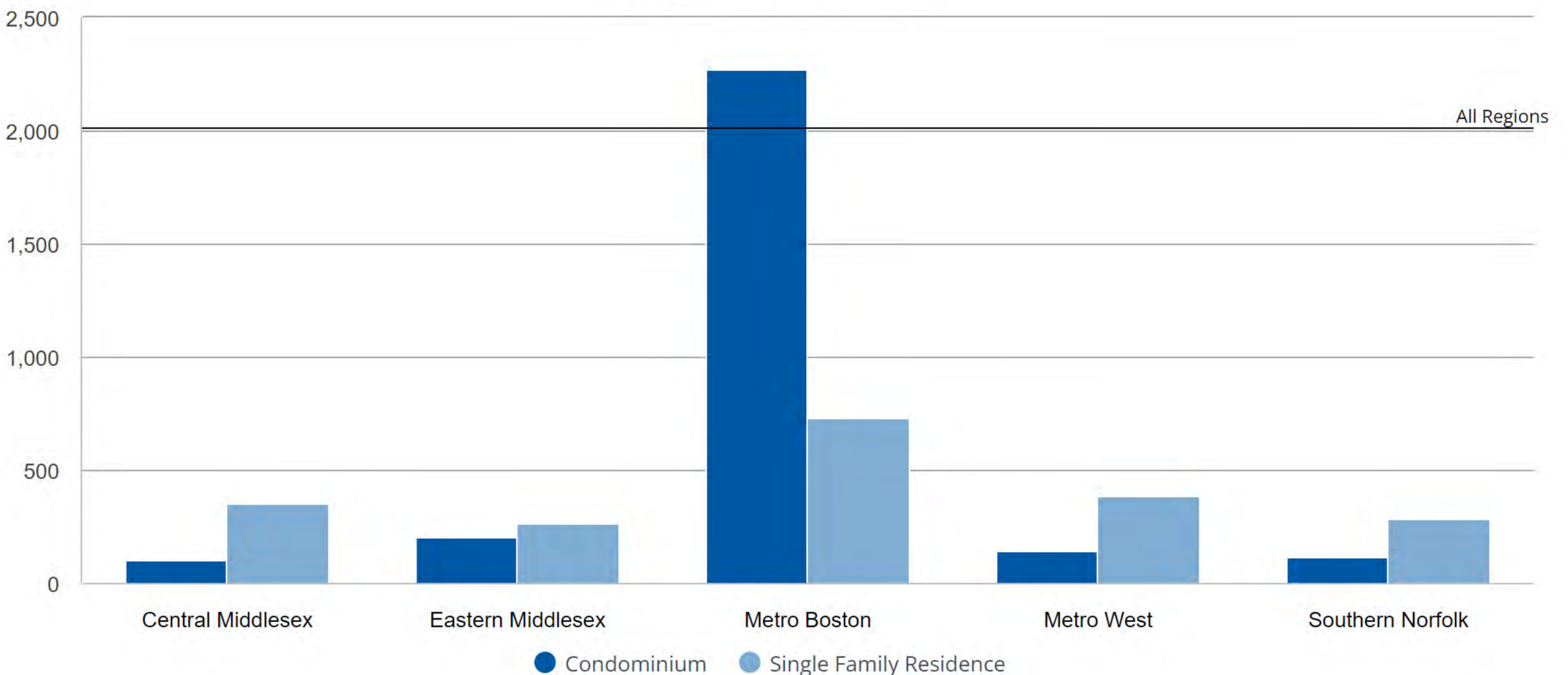
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	September 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	2,013	⬆️ 39.6%	⬆️ 16.2%	—
CONDO	2,834	⬆️ 39.5%	⬆️ 26.3%	—

Historical Activity



Region Comparison



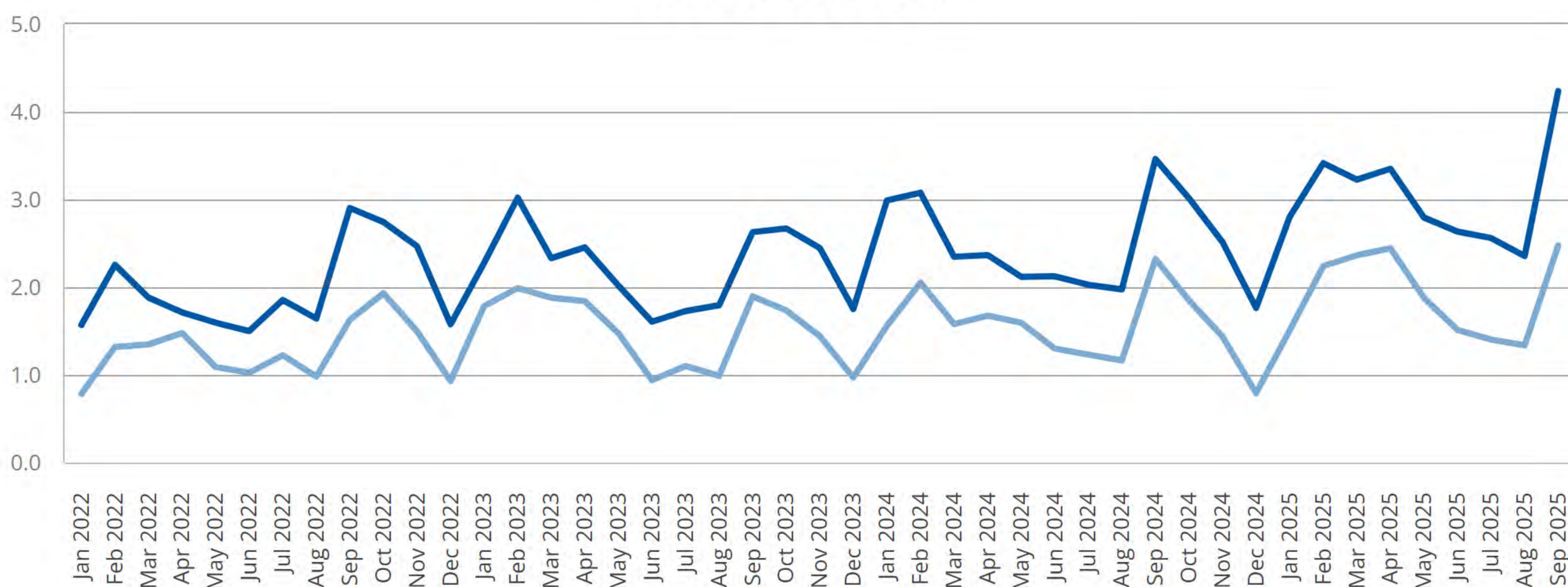
Months Supply of Inventory



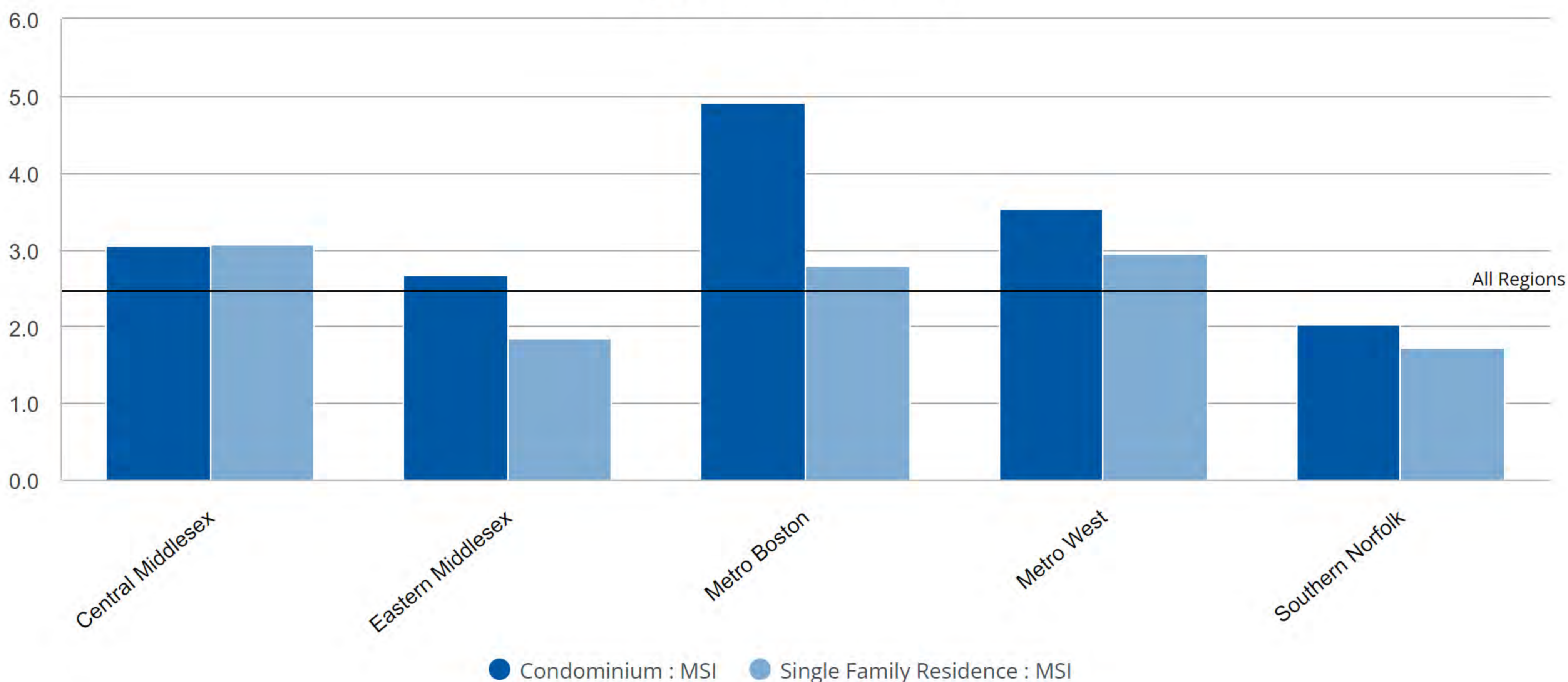
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	September 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	2.5	⬆️ 85.1%	⬆️ 6.6%	—
CONDO	4.2	⬆️ 79.8%	⬆️ 22.4%	—

Historical Activity



Region Comparison



Central Middlesex Region



Acton, Bedford, Boxborough, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

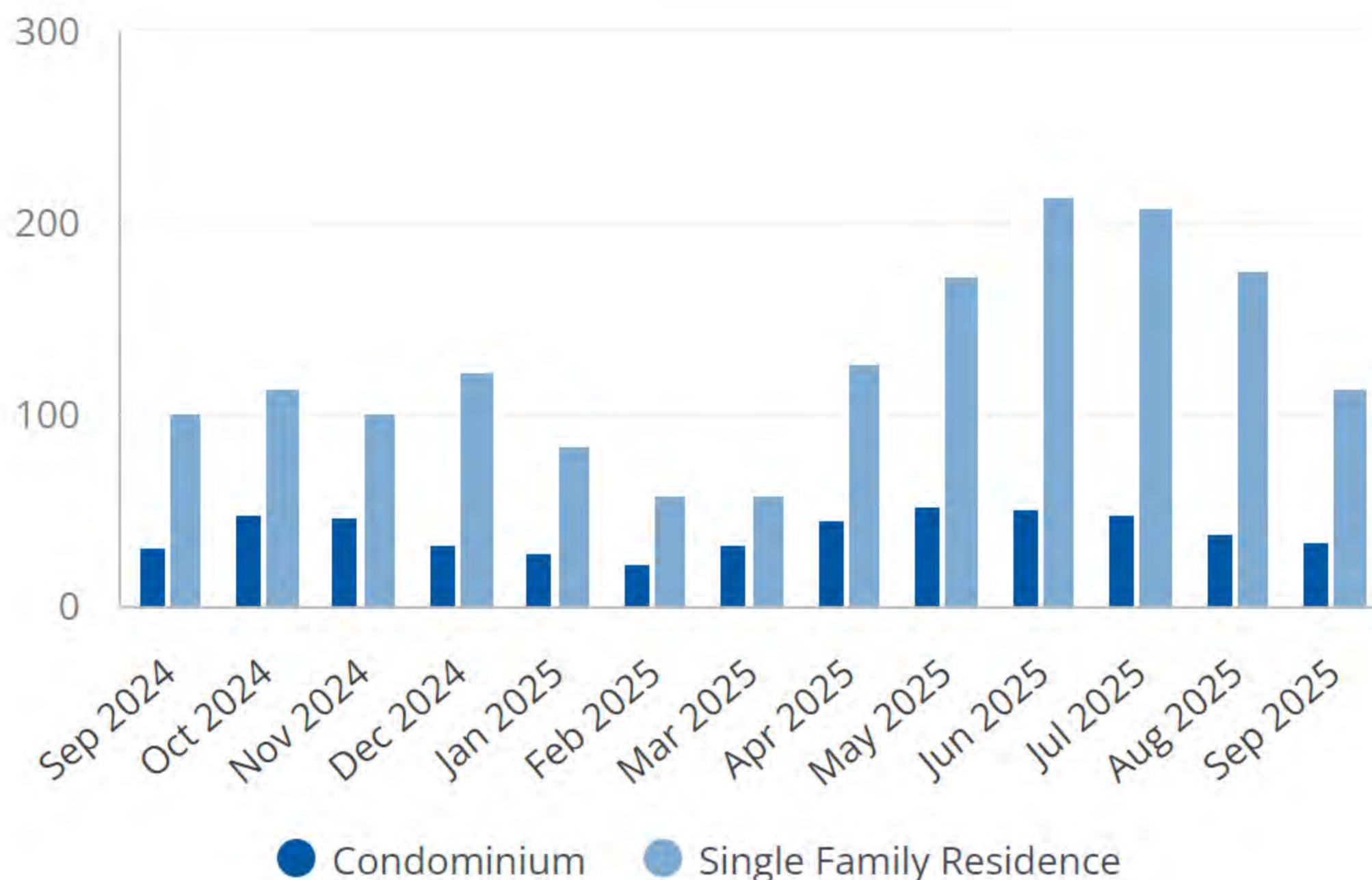
Single Family Homes

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,210,000	\$1,065,000	⬆️ 13.6%	\$1,200,000	⬆️ 0.8%	\$1,250,000	\$1,225,000	⬆️ 2.0%
Closed Sales	115	101	⬆️ 13.9%	176	⬆️ -34.7%	1,215	1,151	⬆️ 5.6%
New Listings	265	232	⬆️ 14.2%	112	⬆️ 136.6%	1,795	1,611	⬆️ 11.4%
Pending Sales	149	116	⬆️ 28.4%	127	⬆️ 17.3%	1,292	1,184	⬆️ 9.1%
Median Days on Market	20	19.5	⬆️ 2.6%	33	⬆️ -39.4%	19	17	⬆️ 11.8%
Price per Square Foot	\$432	\$419	⬆️ 3.1%	\$455	⬆️ -5.1%	\$456	\$438	⬆️ 4.1%
Sold to Original Price Ratio	97.1%	98.9%	⬆️ -1.9%	98.8%	⬆️ -1.8%	100.7%	102.1%	⬆️ -1.4%
Active Inventory	354	290	⬆️ 22.1%	266	⬆️ 33.1%	—	—	—
Months Supply of Inventory	3.1	2.9	⬆️ 7.2%	1.5	⬆️ 103.7%	—	—	—

Condominiums

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$640,000	\$597,250	⬆️ 7.2%	\$585,000	⬆️ 9.4%	\$605,000	\$625,500	⬆️ -3.3%
Closed Sales	34	32	⬆️ 6.3%	39	⬆️ -12.8%	357	372	⬆️ -4.0%
New Listings	83	78	⬆️ 6.4%	31	⬆️ 167.7%	503	473	⬆️ 6.3%
Pending Sales	40	43	⬆️ -7.0%	39	⬆️ 2.6%	362	374	⬆️ -3.2%
Median Days on Market	16.5	16	⬆️ 3.1%	27	⬆️ -38.9%	19	18	⬆️ 5.6%
Price per Square Foot	\$367	\$382	⬆️ -3.9%	\$398	⬆️ -7.9%	\$383	\$380	⬆️ 0.8%
Sold to Original Price Ratio	99.2%	100.8%	⬆️ -1.6%	98.8%	⬆️ 0.4%	100.8%	102.0%	⬆️ -1.2%
Active Inventory	104	76	⬆️ 36.8%	61	⬆️ 70.5%	—	—	—
Months Supply of Inventory	3.1	2.4	⬆️ 28.8%	1.6	⬆️ 95.6%	—	—	—

Number of Closed Sales



Median Sales Price



Eastern Middlesex Region



Burlington, Malden, Medford, Melrose, North Reading, Reading, Stoneham, Wakefield, Wilmington, Winchester, Woburn

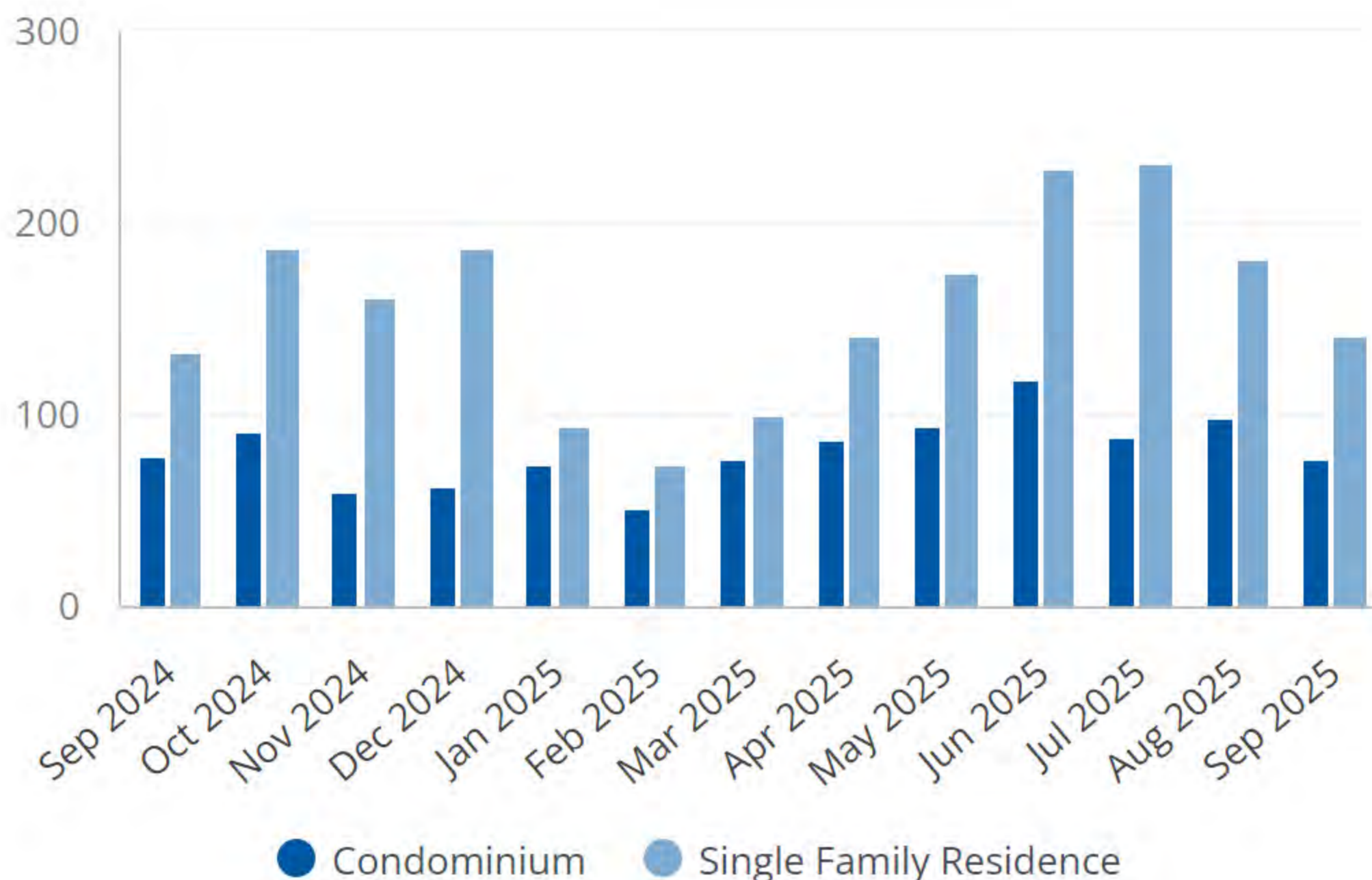
Single Family Homes

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$842,500	\$792,500	⬆️ 6.3%	\$884,000	⬇️ -4.7%	\$892,500	\$845,000	⬆️ 5.6%
Closed Sales	142	133	⬆️ 6.8%	182	⬇️ -22.0%	1,368	1,328	⬆️ 3.0%
New Listings	281	284	⬇️ -1.1%	134	⬆️ 109.7%	1,884	1,778	⬆️ 6.0%
Pending Sales	169	181	⬇️ -6.6%	140	⬆️ 20.7%	1,451	1,430	⬆️ 1.5%
Median Days on Market	17	17	➡️ 0.0%	20	⬇️ -15.0%	15	15	➡️ 0.0%
Price per Square Foot	\$446	\$418	⬆️ 6.7%	\$465	⬇️ -4.1%	\$455	\$438	⬆️ 3.9%
Sold to Original Price Ratio	101.2%	101.5%	⬇️ -0.2%	101.9%	⬇️ -0.7%	103.8%	104.1%	⬇️ -0.3%
Active Inventory	262	242	⬆️ 8.3%	174	⬆️ 50.6%	—	—	—
Months Supply of Inventory	1.8	1.8	⬆️ 1.4%	1.0	⬆️ 93.0%	—	—	—

Condominiums

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$599,900	\$592,500	⬆️ 1.2%	\$591,500	⬆️ 1.4%	\$599,000	\$630,000	⬆️ -4.9%
Closed Sales	77	78	⬇️ -1.3%	98	⬇️ -21.4%	765	715	⬆️ 7.0%
New Listings	164	136	⬆️ 20.6%	99	⬆️ 65.7%	1,107	929	⬆️ 19.2%
Pending Sales	70	80	⬇️ -12.5%	91	⬇️ -23.1%	753	692	⬆️ 8.8%
Median Days on Market	17.5	19	⬆️ -7.9%	19	⬇️ -7.9%	19	17	⬆️ 11.8%
Price per Square Foot	\$506	\$486	⬆️ 4.2%	\$495	⬆️ 2.2%	\$498	\$491	⬆️ 1.4%
Sold to Original Price Ratio	99.8%	100.1%	⬇️ -0.3%	100.6%	⬇️ -0.8%	100.3%	101.3%	⬇️ -1.0%
Active Inventory	206	140	⬆️ 47.1%	145	⬆️ 42.1%	—	—	—
Months Supply of Inventory	2.7	1.8	⬆️ 49.1%	1.5	⬆️ 80.8%	—	—	—

Number of Closed Sales



Median Sales Price



Metro Boston Region



Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

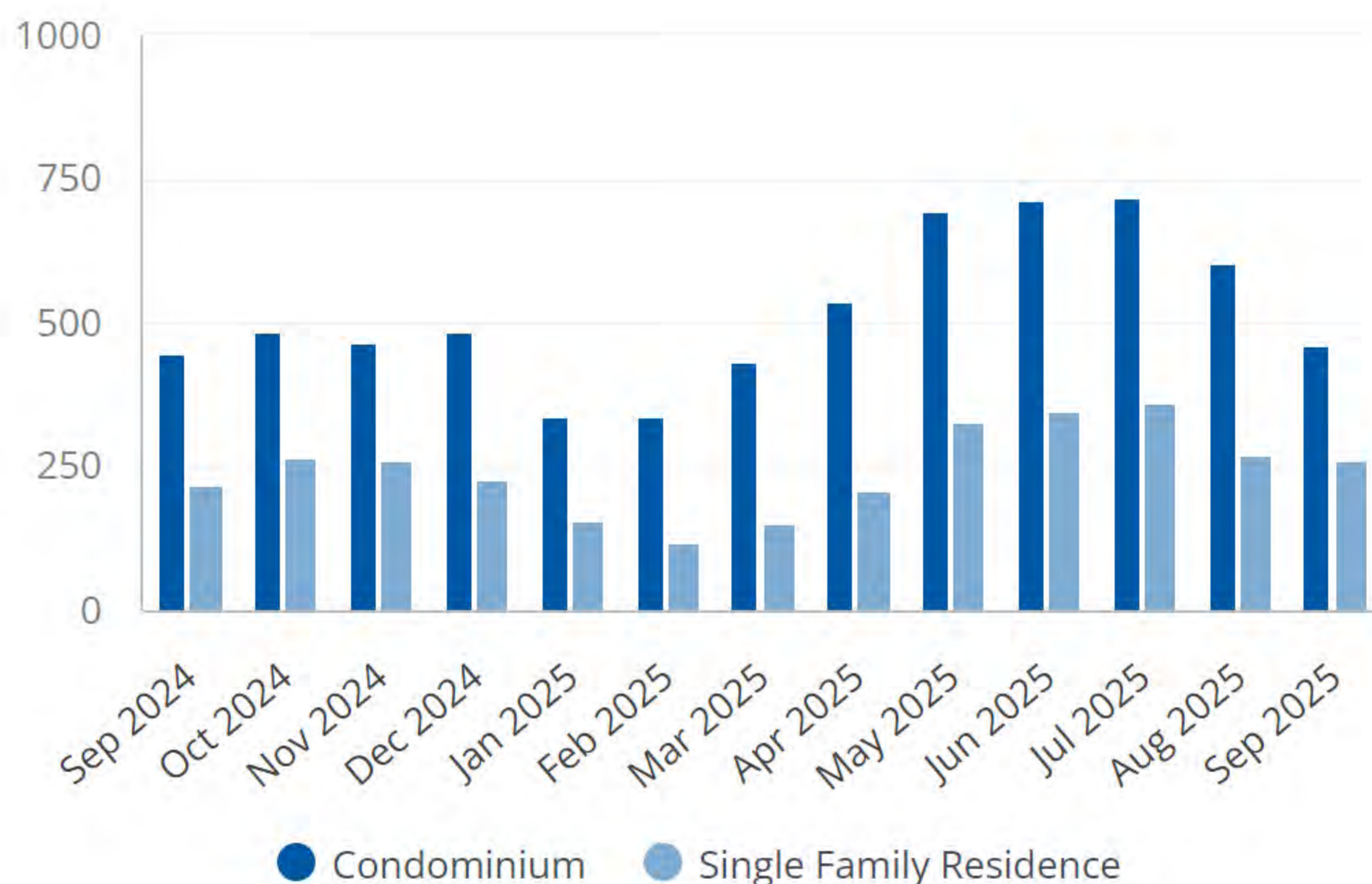
Single Family Homes

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,032,500	\$960,000	⬆️ 7.6%	\$1,075,000	⬇️ -4.0%	\$1,135,500	\$1,000,000	⬆️ 13.6%
Closed Sales	260	217	⬆️ 19.8%	271	⬇️ -4.1%	2,212	2,192	⬆️ 0.9%
New Listings	608	502	⬆️ 21.1%	215	⬆️ 182.8%	3,563	3,296	⬆️ 8.1%
Pending Sales	289	252	⬆️ 14.7%	233	⬆️ 24.0%	2,351	2,300	⬆️ 2.2%
Median Days on Market	18	19	⬆️ -5.3%	23	⬇️ -21.7%	19	19	⬆️ 0.0%
Price per Square Foot	\$532	\$525	⬆️ 1.3%	\$539	⬇️ -1.3%	\$551	\$536	⬆️ 2.8%
Sold to Original Price Ratio	98.0%	98.1%	⬆️ -0.1%	98.9%	⬇️ -0.9%	100.9%	101.3%	⬆️ -0.4%
Active Inventory	727	628	⬆️ 15.8%	476	⬆️ 52.7%	—	—	—
Months Supply of Inventory	2.8	2.9	⬆️ -3.4%	1.8	⬆️ 59.2%	—	—	—

Condominiums

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$732,500	\$741,500	⬆️ -1.2%	\$765,500	⬇️ -4.3%	\$790,000	\$779,000	⬆️ 1.4%
Closed Sales	461	450	⬆️ 2.4%	606	⬇️ -23.9%	4,843	4,631	⬆️ 4.6%
New Listings	1,412	1,188	⬆️ 18.9%	505	⬆️ 179.6%	9,080	7,818	⬆️ 16.1%
Pending Sales	451	483	⬆️ -6.6%	448	⬆️ 0.7%	5,012	4,795	⬆️ 4.5%
Median Days on Market	23	21	⬆️ 9.5%	41	⬇️ -43.9%	23	21	⬆️ 9.5%
Price per Square Foot	\$703	\$703	⬆️ 0.0%	\$711	⬇️ -1.1%	\$721	\$723	⬆️ -0.3%
Sold to Original Price Ratio	96.8%	97.9%	⬆️ -1.1%	97.1%	⬇️ -0.3%	98.4%	99.2%	⬆️ -0.8%
Active Inventory	2,268	1,844	⬆️ 23.0%	1,615	⬆️ 40.4%	—	—	—
Months Supply of Inventory	4.9	4.1	⬆️ 20.1%	2.7	⬆️ 84.6%	—	—	—

Number of Closed Sales



Median Sales Price



Metro West Region



Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield, Medway, Millis, Natick, Needham, Sherborn, Wellesley

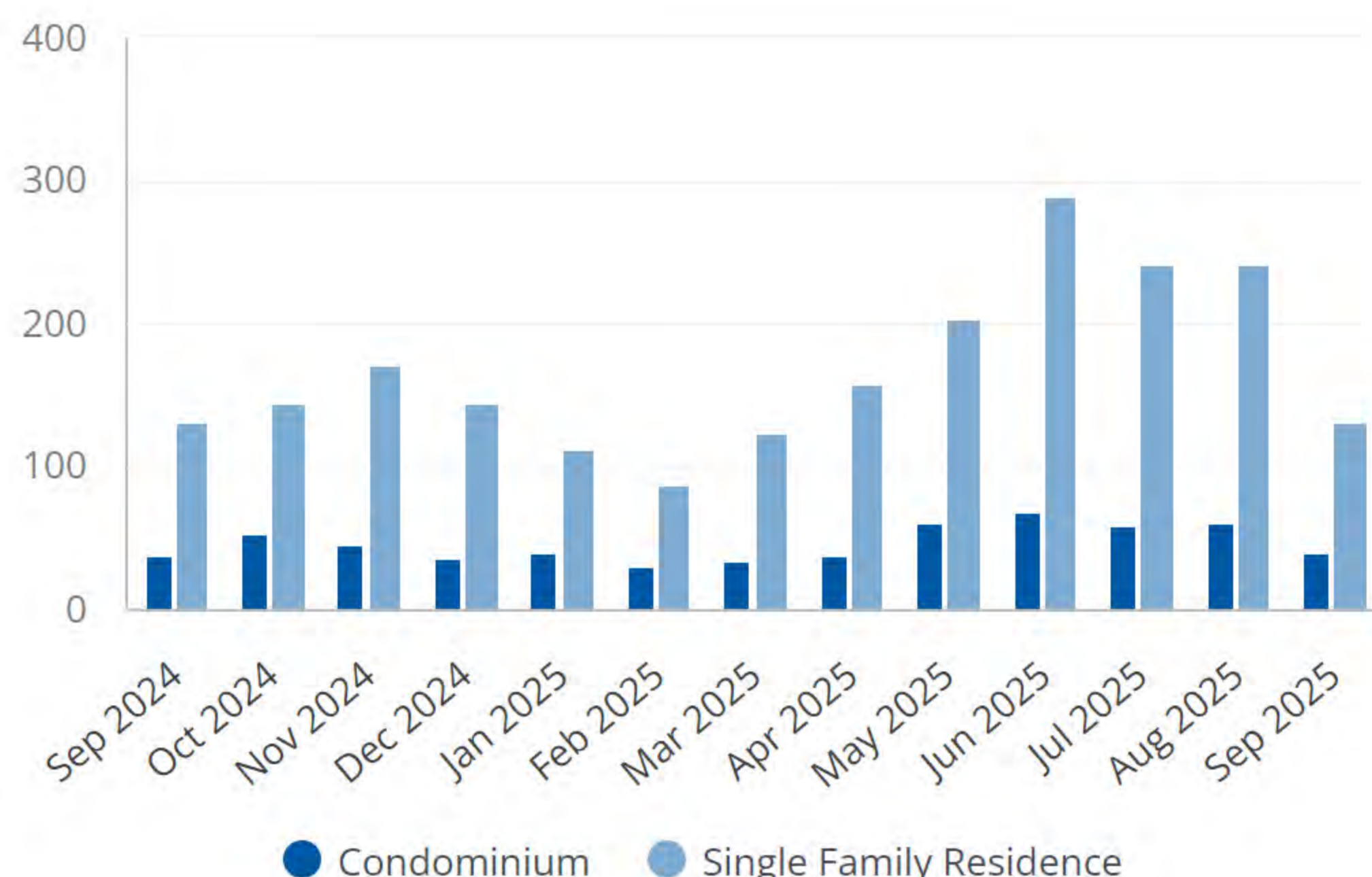
Single Family Homes

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$850,000	\$952,500	▼ -10.8%	\$1,100,000	▼ -22.7%	\$1,020,000	\$1,000,000	▲ 2.0%
Closed Sales	131	132	▼ -0.8%	242	▼ -45.9%	1,588	1,536	▲ 3.4%
New Listings	321	296	▲ 8.4%	137	▲ 134.3%	2,278	2,081	▲ 9.5%
Pending Sales	191	167	▲ 14.4%	149	▲ 28.2%	1,678	1,577	▲ 6.4%
Median Days on Market	18	18	▶ 0.0%	23	▼ -21.7%	17	15	▲ 13.3%
Price per Square Foot	\$410	\$407	▲ 0.9%	\$411	▼ -0.2%	\$425	\$413	▲ 2.9%
Sold to Original Price Ratio	97.2%	99.6%	▼ -2.4%	99.0%	▼ -1.8%	100.9%	102.3%	▼ -1.4%
Active Inventory	386	324	▲ 19.1%	307	▲ 25.7%	—	—	—
Months Supply of Inventory	2.9	2.5	▲ 20.0%	1.3	▲ 132.3%	—	—	—

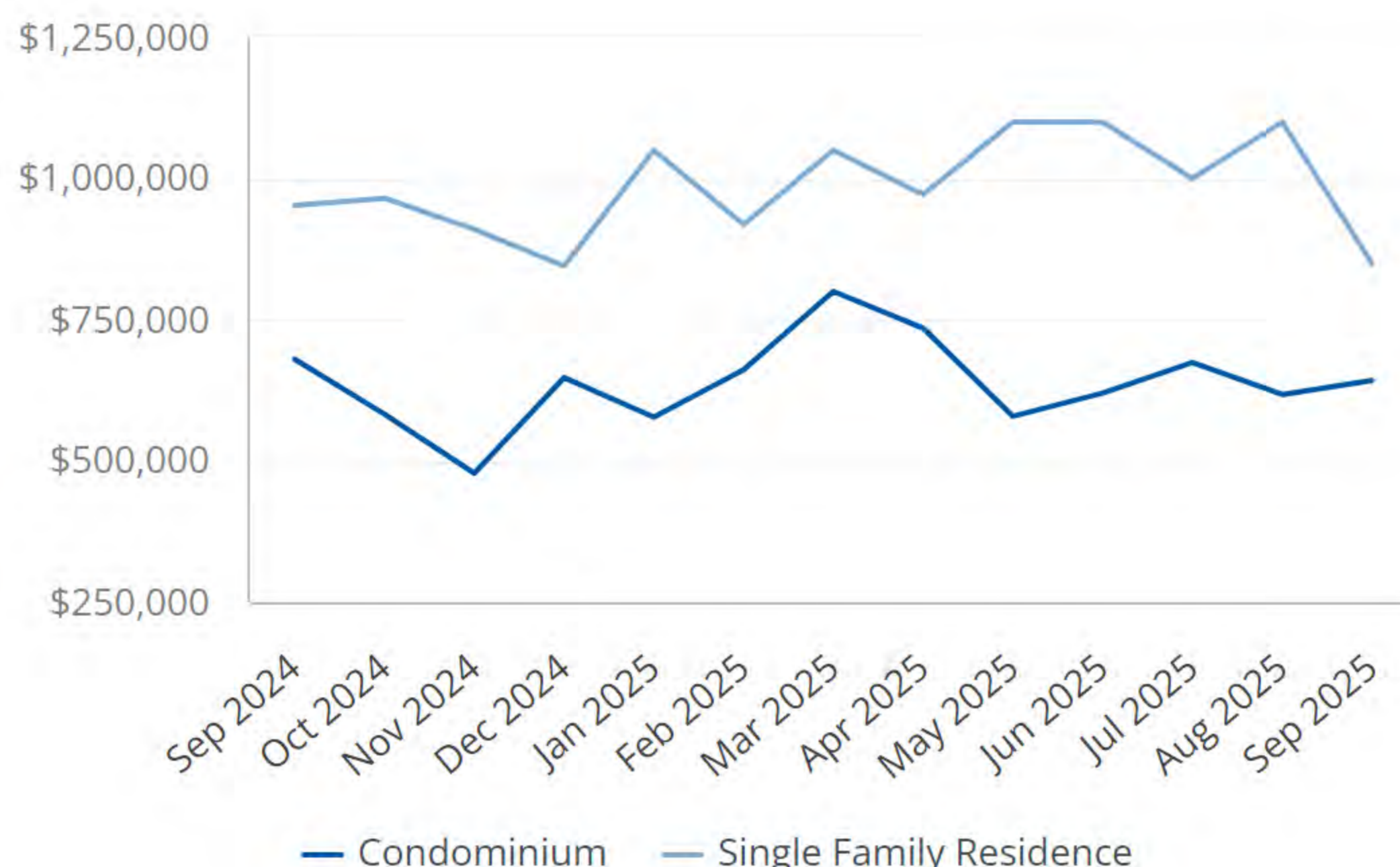
Condominiums

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$642,450	\$679,900	▼ -5.5%	\$617,300	▲ 4.1%	\$650,000	\$674,825	▼ -3.7%
Closed Sales	40	39	▲ 2.6%	61	▼ -34.4%	434	498	▼ -12.9%
New Listings	98	85	▲ 15.3%	49	▲ 100.0%	663	608	▲ 9.0%
Pending Sales	43	42	▲ 2.4%	47	▼ -8.5%	449	480	▼ -6.5%
Median Days on Market	35	17	▲ 105.9%	25.5	▲ 37.3%	19	16	▲ 18.8%
Price per Square Foot	\$412	\$390	▲ 5.5%	\$425	▼ -3.2%	\$395	\$394	▲ 0.3%
Sold to Original Price Ratio	96.9%	100.7%	▼ -3.8%	100.3%	▼ -3.4%	99.9%	101.7%	▼ -1.7%
Active Inventory	141	93	▲ 51.6%	105	▲ 34.3%	—	—	—
Months Supply of Inventory	3.5	2.4	▲ 47.8%	1.7	▲ 104.8%	—	—	—

Number of Closed Sales



Median Sales Price



Southern Norfolk Region



Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

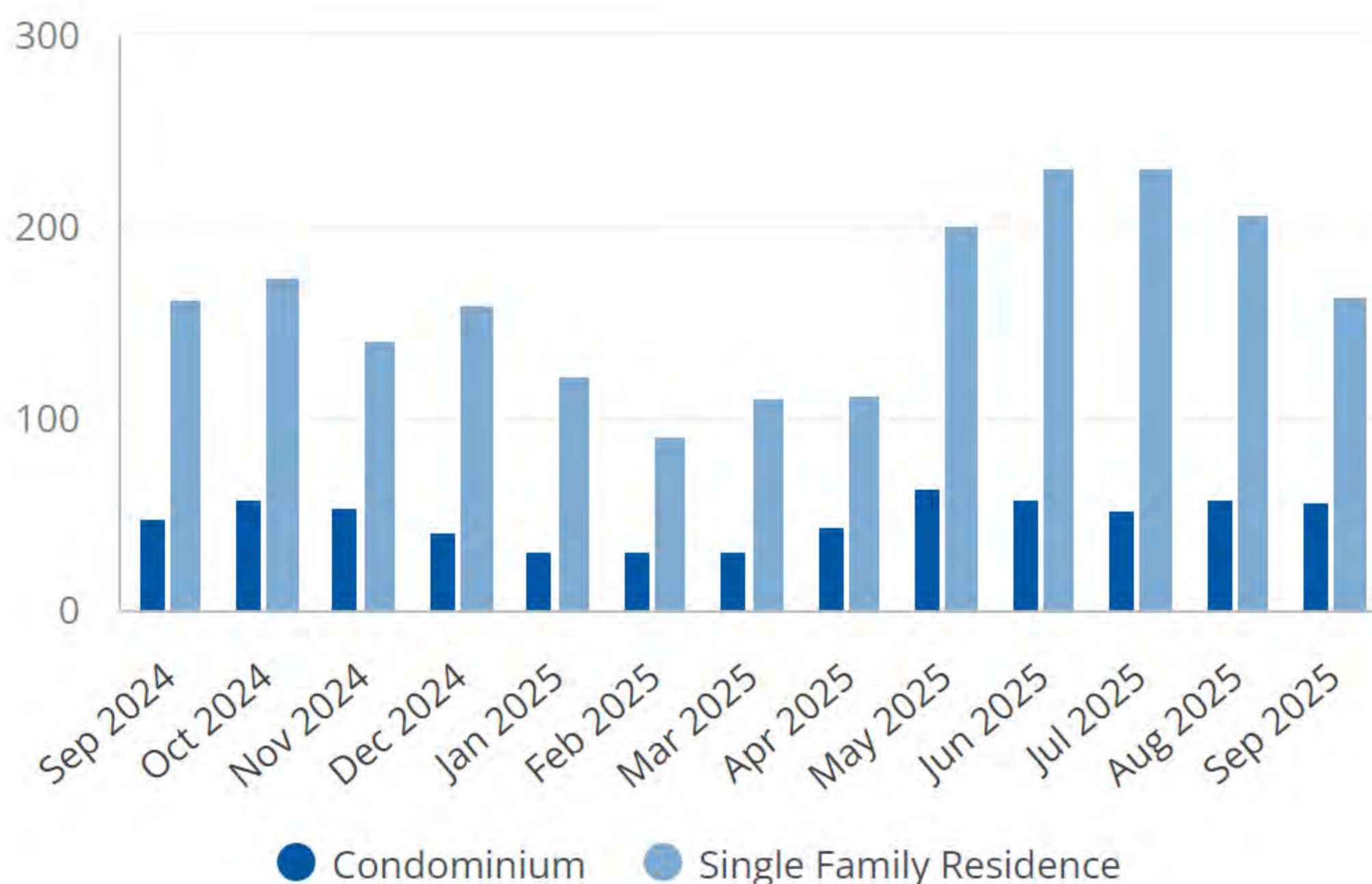
Single Family Homes

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$670,000	\$725,000	▼ -7.6%	\$715,000	▼ -6.3%	\$748,000	\$710,000	▲ 5.4%
Closed Sales	165	163	▲ 1.2%	207	▼ -20.3%	1,475	1,402	▲ 5.2%
New Listings	260	209	▲ 24.4%	145	▲ 79.3%	1,918	1,797	▲ 6.7%
Pending Sales	170	141	▲ 20.6%	162	▲ 4.9%	1,528	1,452	▲ 5.2%
Median Days on Market	20	21	▼ -4.8%	22	▼ -9.1%	19	18	▲ 5.6%
Price per Square Foot	\$369	\$359	▲ 2.8%	\$368	▲ 0.3%	\$371	\$359	▲ 3.3%
Sold to Original Price Ratio	99.3%	99.8%	▼ -0.5%	100.3%	▼ -1.0%	101.3%	102.0%	▼ -0.7%
Active Inventory	284	248	▲ 14.5%	219	▲ 29.7%	—	—	—
Months Supply of Inventory	1.7	1.5	▲ 13.1%	1.1	▲ 62.7%	—	—	—

Condominiums

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$468,000	\$465,000	▲ 0.6%	\$452,500	▲ 3.4%	\$480,000	\$490,000	▼ -2.0%
Closed Sales	57	49	▲ 16.3%	58	▼ -1.7%	430	451	▼ -4.7%
New Listings	83	86	▼ -3.5%	57	▲ 45.6%	651	582	▲ 11.9%
Pending Sales	64	52	▲ 23.1%	60	▲ 6.7%	475	466	▲ 1.9%
Median Days on Market	24.5	19	▲ 28.9%	21	▲ 16.7%	21	19	▲ 10.5%
Price per Square Foot	\$339	\$331	▲ 2.4%	\$333	▲ 2.0%	\$345	\$334	▲ 3.3%
Sold to Original Price Ratio	99.4%	100.9%	▼ -1.5%	99.2%	▲ 0.2%	100.1%	101.7%	▼ -1.6%
Active Inventory	115	90	▲ 27.8%	105	▲ 9.5%	—	—	—
Months Supply of Inventory	2.0	1.8	▲ 9.8%	1.8	▲ 11.4%	—	—	—

Number of Closed Sales



Median Sales Price



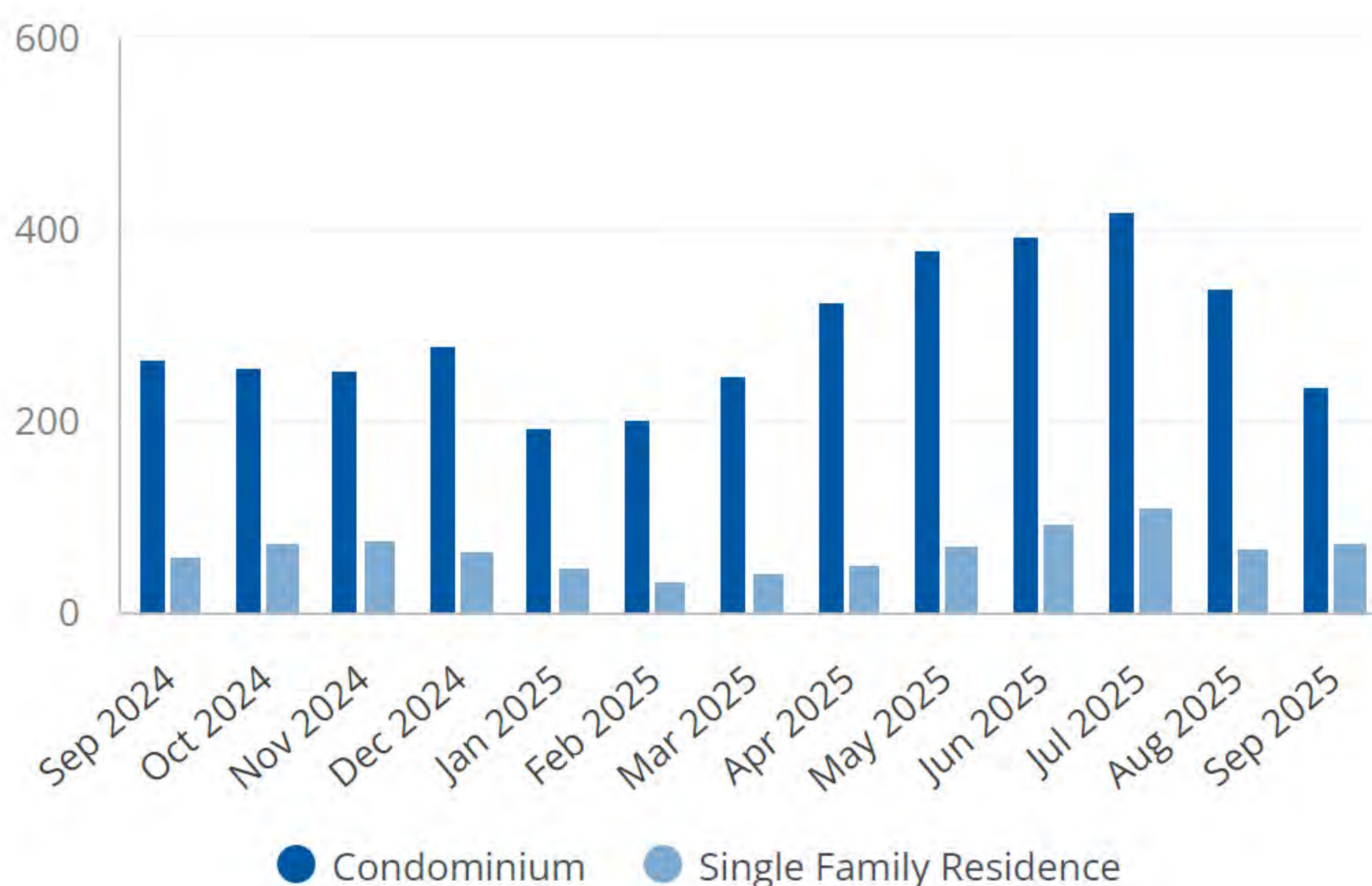
Single Family Homes

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$757,500	\$742,500	⬆️ 2.0%	\$799,000	⬇️ -5.2%	\$794,000	\$769,000	⬆️ 3.3%
Closed Sales	312	326	⬇️ -4.3%	409	⬇️ -23.7%	3,338	3,319	⬆️ 0.6%
New Listings	1,027	873	⬆️ 17.6%	366	⬆️ 180.6%	6,501	5,747	⬆️ 13.1%
Pending Sales	304	313	⬇️ -2.9%	300	⬆️ 1.3%	3,437	3,387	⬆️ 1.5%
Median Days on Market	22	22	➡️ 0.0%	43	⬇️ -48.8%	24	23	⬆️ 4.3%
Price per Square Foot	\$667	\$692	⬇️ -3.6%	\$742	⬇️ -10.1%	\$738	\$735	⬆️ 0.4%
Sold to Original Price Ratio	96.6%	97.5%	⬇️ -0.9%	96.8%	⬇️ -0.1%	98.1%	98.7%	⬇️ -0.6%
Active Inventory	1,686	1,430	⬆️ 17.9%	1,192	⬆️ 41.4%	—	—	—
Months Supply of Inventory	5.4	4.4	⬆️ 23.2%	2.9	⬆️ 85.4%	—	—	—

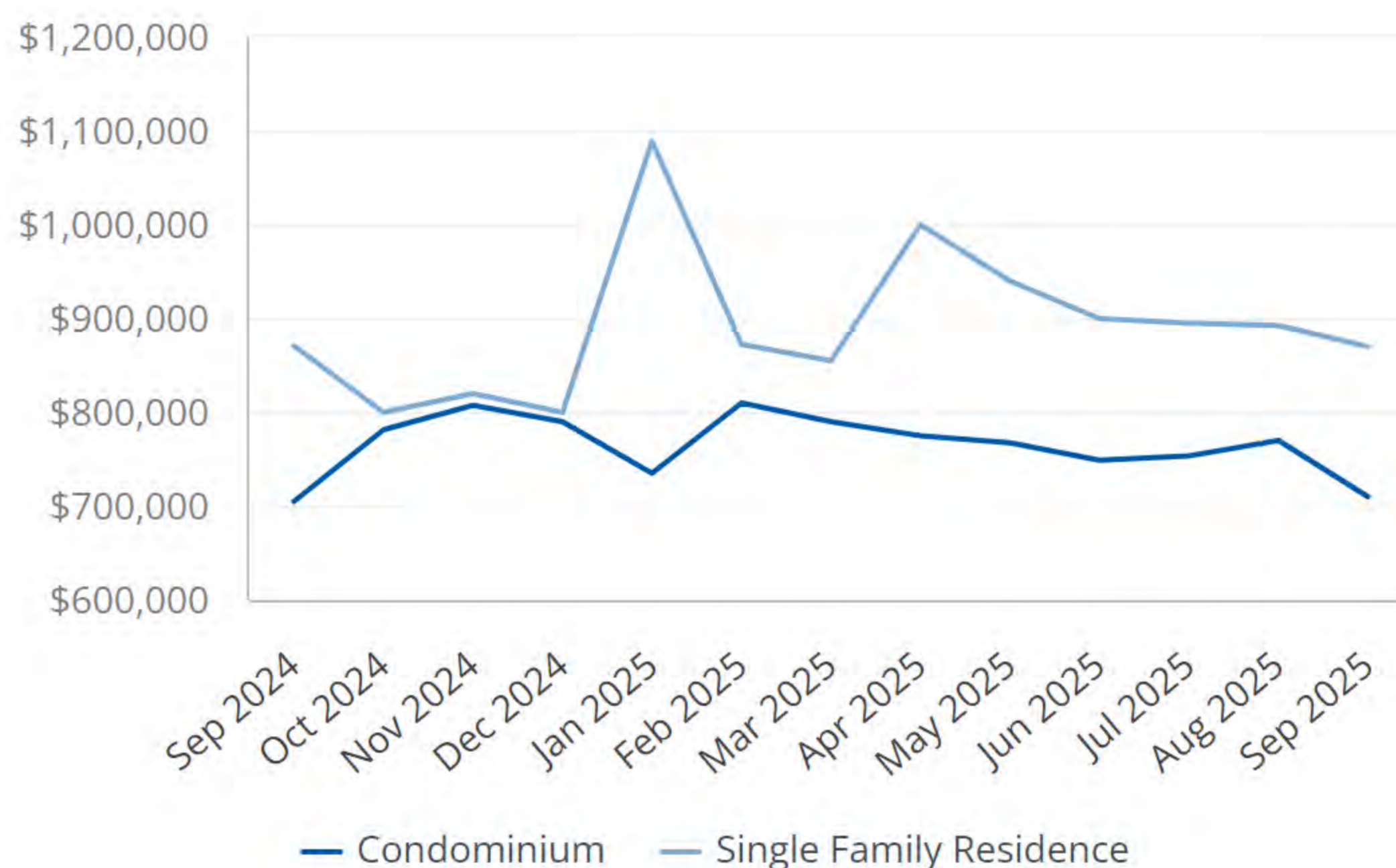
Condominiums

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$710,000	\$705,000	⬆️ 0.7%	\$770,000	⬇️ -7.8%	\$765,000	\$750,000	⬆️ 2.0%
Closed Sales	237	266	⬇️ -10.9%	339	⬇️ -30.1%	2,742	2,730	⬆️ 0.4%
New Listings	849	736	⬆️ 15.4%	300	⬆️ 183.0%	5,511	4,878	⬆️ 13.0%
Pending Sales	233	247	⬇️ -5.7%	232	⬆️ 0.4%	2,805	2,779	⬆️ 0.9%
Median Days on Market	27	22	⬆️ 22.7%	48	⬇️ -43.8%	26	24	⬆️ 8.3%
Price per Square Foot	\$756	\$744	⬆️ 1.6%	\$799	⬇️ -5.4%	\$798	\$798	➡️ 0.0%
Sold to Original Price Ratio	96.1%	97.3%	⬇️ -1.3%	96.6%	⬇️ -0.5%	97.7%	98.4%	⬇️ -0.7%
Active Inventory	1,470	1,253	⬆️ 17.3%	1,068	⬆️ 37.6%	—	—	—
Months Supply of Inventory	6.2	4.7	⬆️ 31.7%	3.2	⬆️ 96.9%	—	—	—

Number of Closed Sales



Median Sales Price



Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

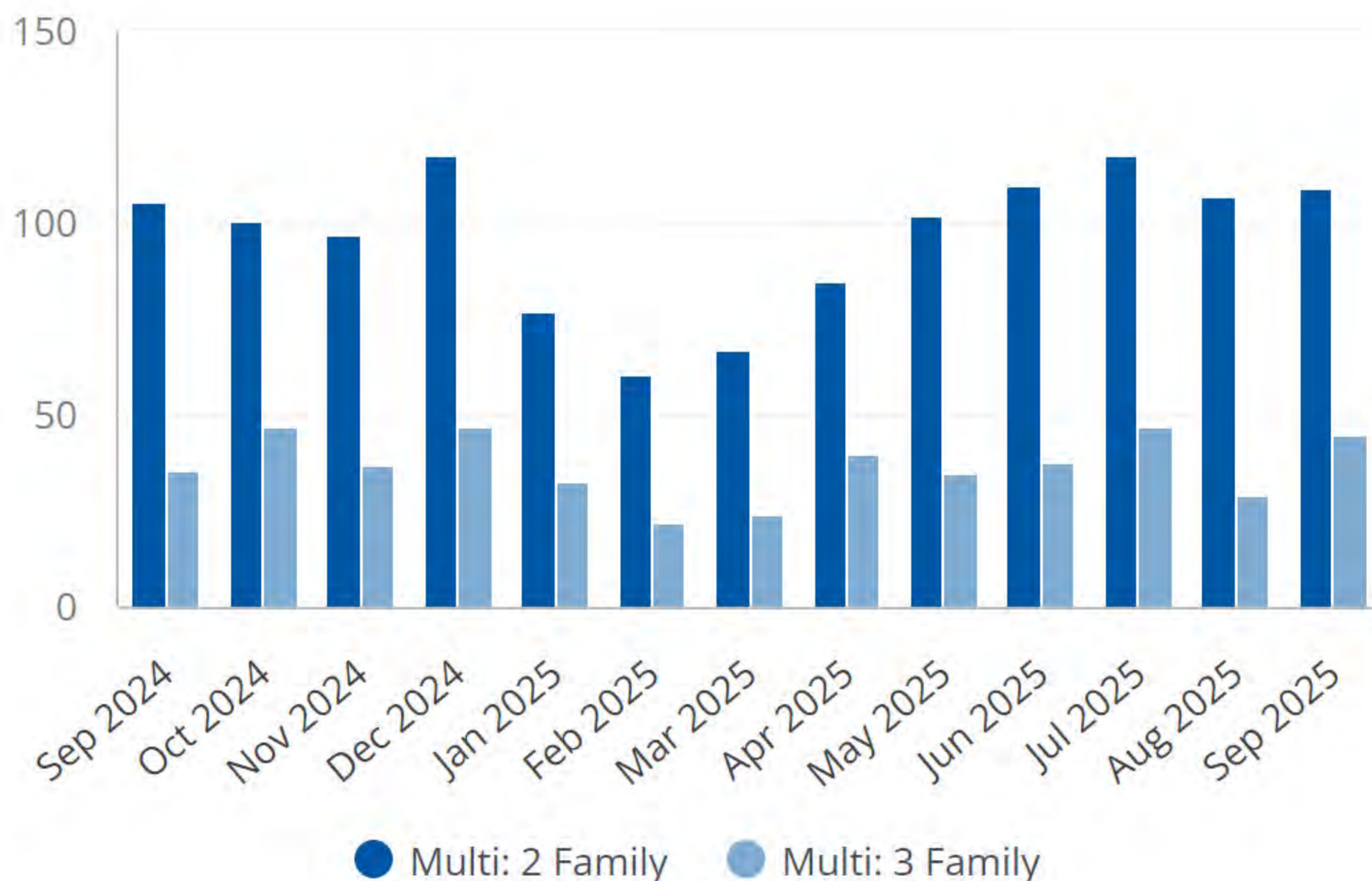
2 Family Homes

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,030,000	\$975,000	⬆️ 5.6%	\$1,085,000	⬇️ -5.1%	\$1,050,000	\$960,000	⬆️ 9.4%
Closed Sales	109	106	⬆️ 2.8%	107	⬆️ 1.9%	836	828	⬆️ 1.0%
New Listings	206	177	⬆️ 16.4%	141	⬆️ 46.1%	1,404	1,300	⬆️ 8.0%
Pending Sales	111	101	⬆️ 9.9%	102	⬆️ 8.8%	889	873	⬆️ 1.8%
Median Days on Market	22	19	⬆️ 15.8%	25	⬇️ -12.0%	20	17	⬆️ 17.6%
Price per Square Foot	\$399	\$406	⬆️ -1.7%	\$404	⬇️ -1.2%	\$406	\$390	⬆️ 4.1%
Sold to Original Price Ratio	98.9%	100.1%	⬆️ -1.2%	98.0%	⬆️ 0.9%	100.0%	101.9%	⬆️ -1.9%
Active Inventory	289	195	⬆️ 48.2%	228	⬆️ 26.8%	—	—	—
Months Supply of Inventory	2.7	1.8	⬆️ 44.1%	2.1	⬆️ 24.4%	—	—	—

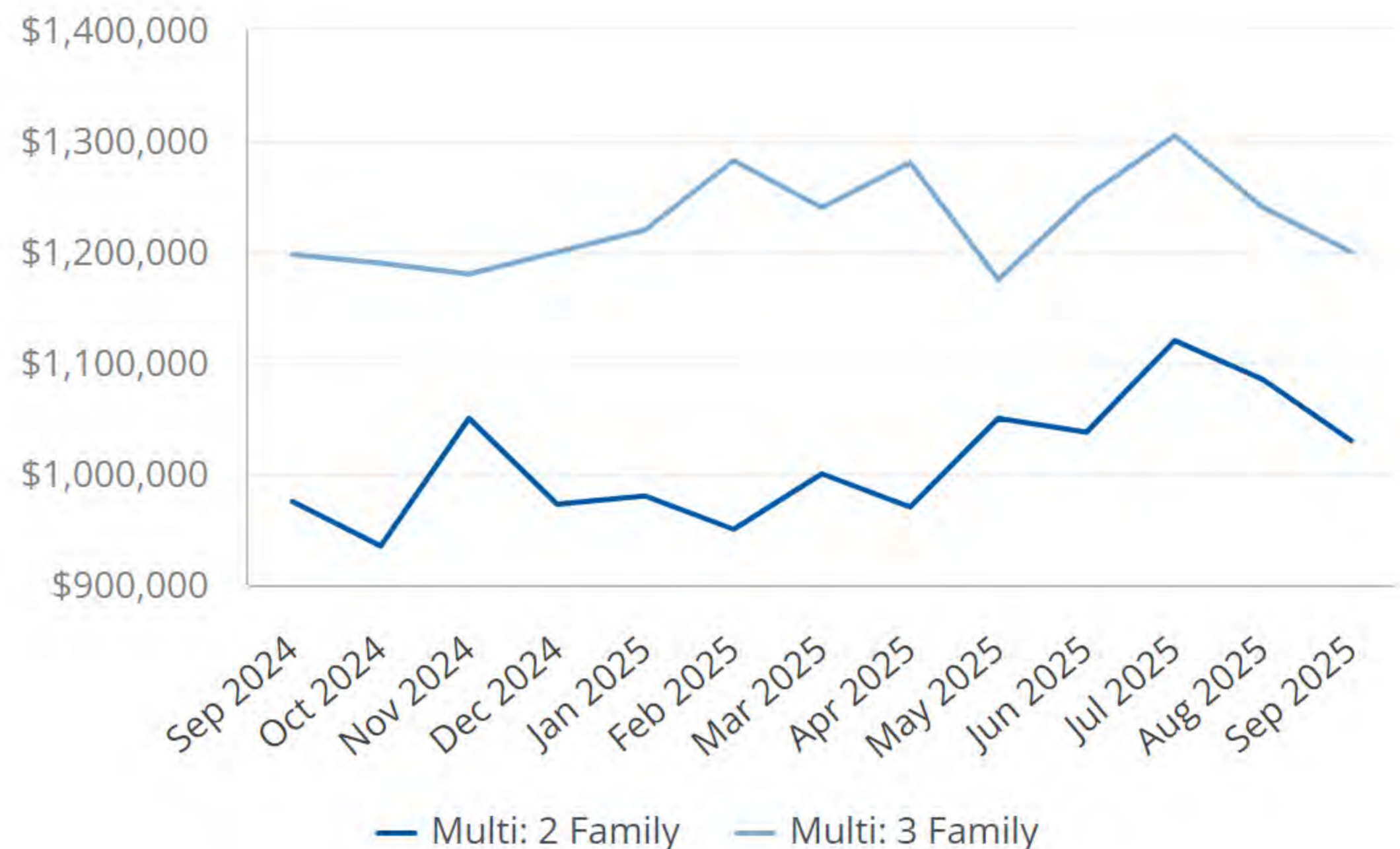
3 Family Homes

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,200,000	\$1,197,500	⬆️ 0.2%	\$1,240,000	⬇️ -3.2%	\$1,250,000	\$1,226,250	⬆️ 1.9%
Closed Sales	45	36	⬆️ 25.0%	29	⬆️ 55.2%	313	322	⬆️ -2.8%
New Listings	81	82	⬆️ -1.2%	48	⬆️ 68.8%	596	534	⬆️ 11.6%
Pending Sales	38	36	⬆️ 5.6%	36	⬆️ 5.6%	329	340	⬆️ -3.2%
Median Days on Market	23	20	⬆️ 15.0%	24	⬇️ -4.2%	22	21	⬆️ 4.8%
Price per Square Foot	\$356	\$356	⬆️ 0.1%	\$375	⬇️ -5.1%	\$368	\$373	⬆️ -1.2%
Sold to Original Price Ratio	98.8%	96.9%	⬆️ 2.0%	93.7%	⬆️ 5.5%	98.8%	98.5%	⬆️ 0.3%
Active Inventory	136	99	⬆️ 37.4%	103	⬆️ 32.0%	—	—	—
Months Supply of Inventory	3.0	2.7	⬆️ 9.9%	3.6	⬇️ -14.9%	—	—	—

Number of Closed Sales



Median Sales Price



Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

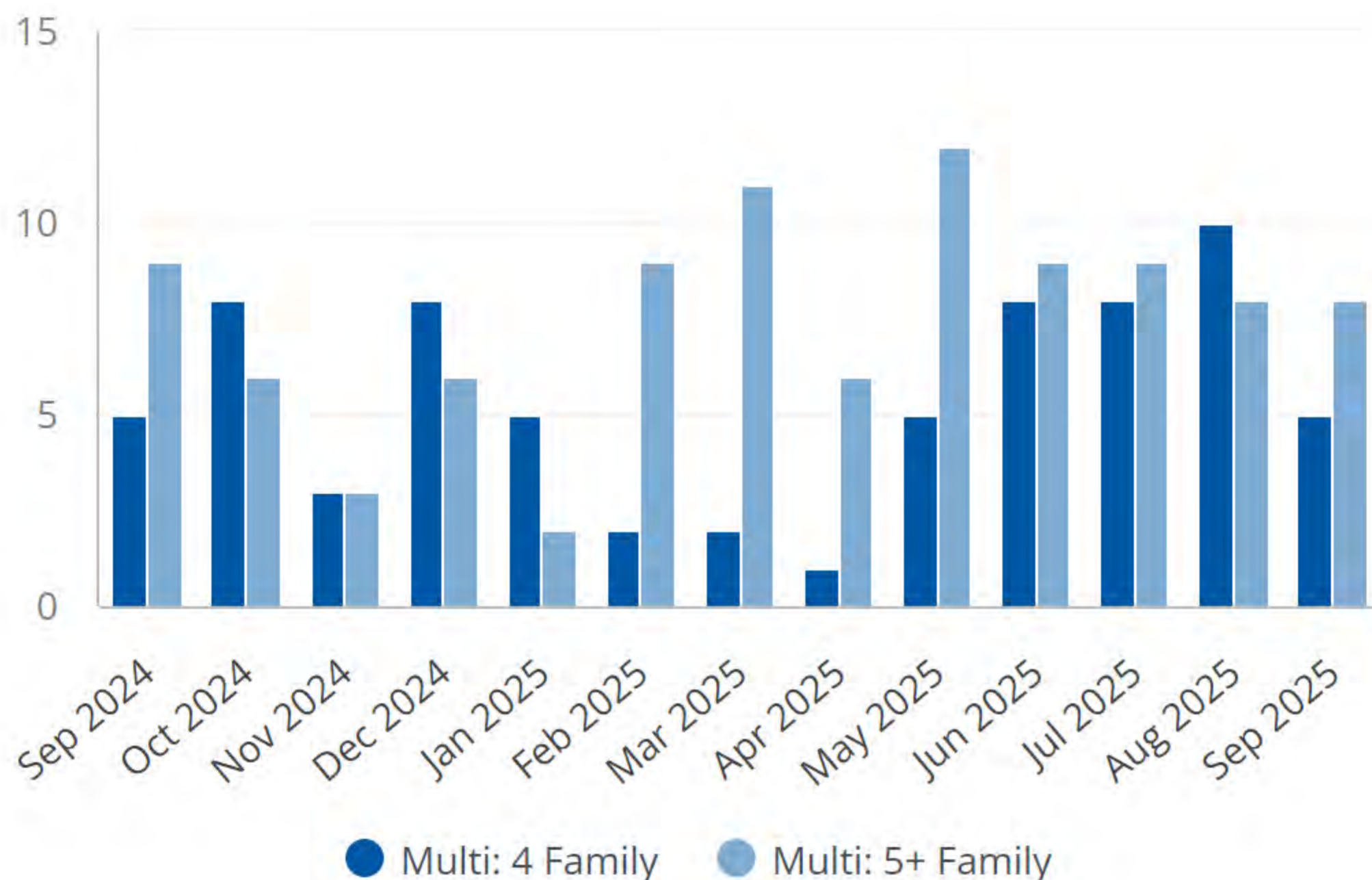
4 Family Homes

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,500,000	\$1,353,000	⬆️ 10.9%	\$1,497,500	⬆️ 0.2%	\$1,552,200	\$1,525,000	⬆️ 1.8%
Closed Sales	5	5	➡️ 0.0%	10	⬇️ -50.0%	46	51	⬇️ -9.8%
New Listings	9	15	⬇️ -40.0%	8	⬆️ 12.5%	107	104	⬆️ 2.9%
Pending Sales	5	7	⬇️ -28.6%	3	⬆️ 66.7%	44	49	⬇️ -10.2%
Median Days on Market	63	24	⬆️ 162.5%	24	⬆️ 162.5%	26	33	⬇️ -21.2%
Price per Square Foot	\$452	\$303	⬆️ 49.2%	\$397	⬆️ 14.0%	\$430	\$397	⬆️ 8.4%
Sold to Original Price Ratio	93.0%	95.3%	⬇️ -2.4%	100.9%	⬇️ -7.8%	96.7%	96.6%	⬆️ 0.2%
Active Inventory	26	25	⬆️ 4.0%	28	⬇️ -7.1%	—	—	—
Months Supply of Inventory	5.2	5.0	⬆️ 4.0%	2.8	⬆️ 85.5%	—	—	—

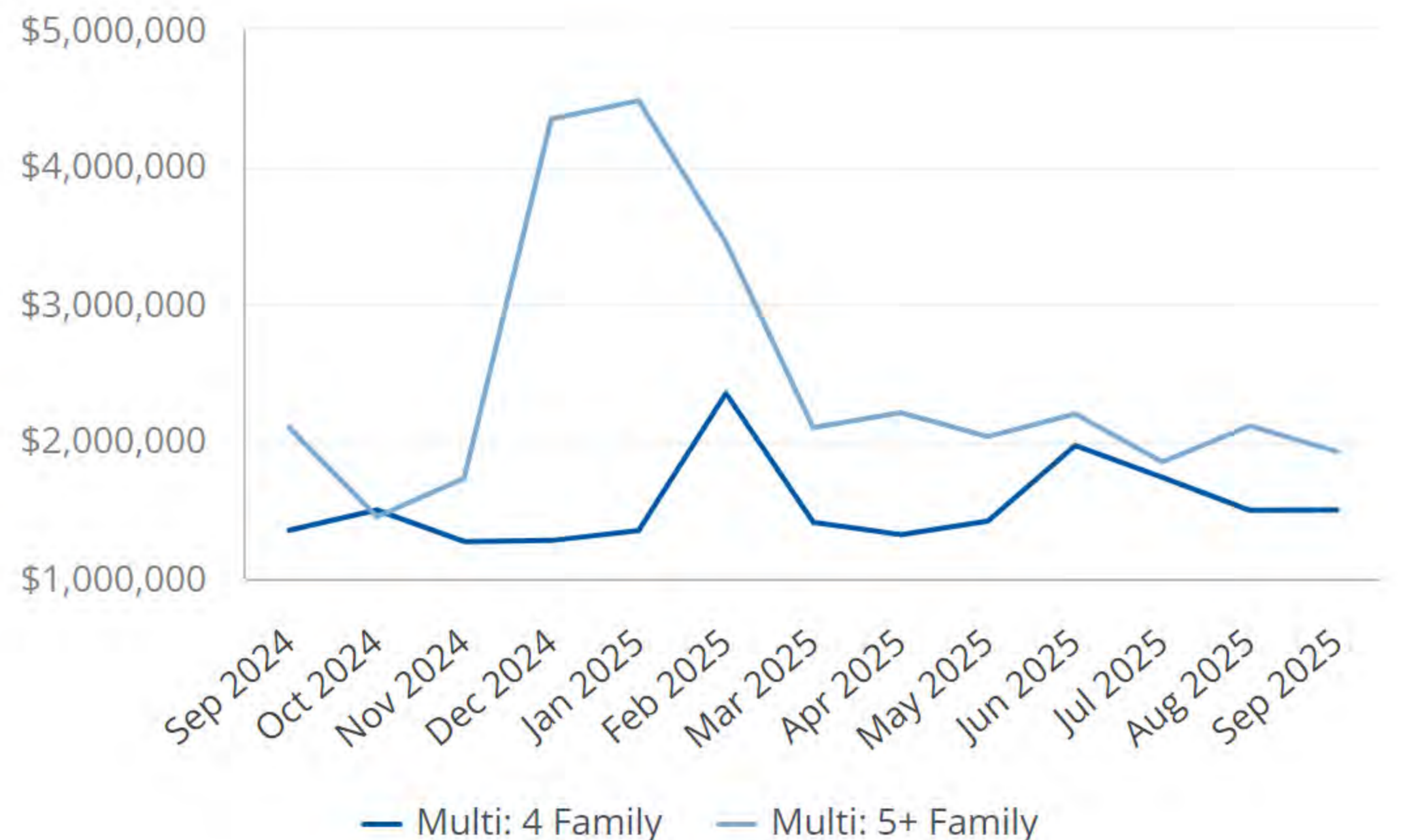
5+ Family Homes

	Sep 2025	Sep 2024	YoY	Aug 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,925,000	\$2,100,000	⬇️ -8.3%	\$2,112,500	⬇️ -8.9%	\$2,200,000	\$2,443,000	⬇️ -9.9%
Closed Sales	8	9	⬇️ -11.1%	8	➡️ 0.0%	74	60	⬆️ 23.3%
New Listings	30	29	⬆️ 3.4%	22	⬆️ 36.4%	227	163	⬆️ 39.3%
Pending Sales	9	4	⬆️ 125.0%	11	⬇️ -18.2%	90	62	⬆️ 45.2%
Median Days on Market	32	112	⬇️ -71.4%	59	⬇️ -45.8%	42	53	⬇️ -20.0%
Price per Square Foot	\$412	\$519	⬇️ -20.7%	\$353	⬆️ 16.6%	\$386	\$429	⬇️ -10.0%
Sold to Original Price Ratio	94.3%	95.8%	⬇️ -1.6%	94.8%	⬇️ -0.5%	95.0%	96.9%	⬇️ -2.0%
Active Inventory	78	61	⬆️ 27.9%	75	⬆️ 4.0%	—	—	—
Months Supply of Inventory	9.7	6.8	⬆️ 43.8%	9.4	⬆️ 4.0%	—	—	—

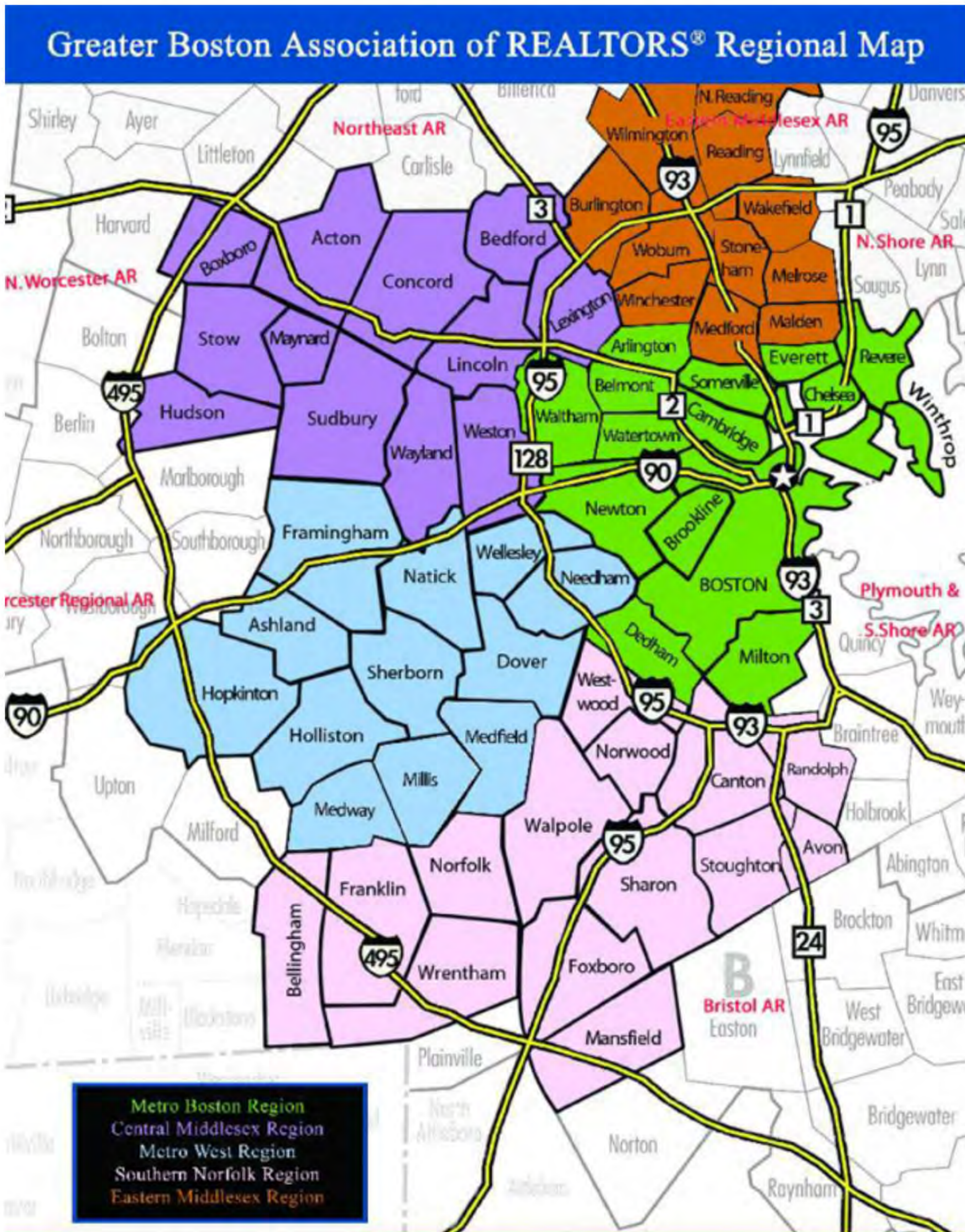
Number of Closed Sales



Median Sales Price



GBAR JURISDICTIONAL AREA



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