

MONTHLY MARKET INSIGHTS REPORT

October 2025



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Greater Boston Association of REALTORS®

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Data thru 11/09/25

Greater Boston Market Summary



Includes all 64 towns within the GBAR jurisdictional area

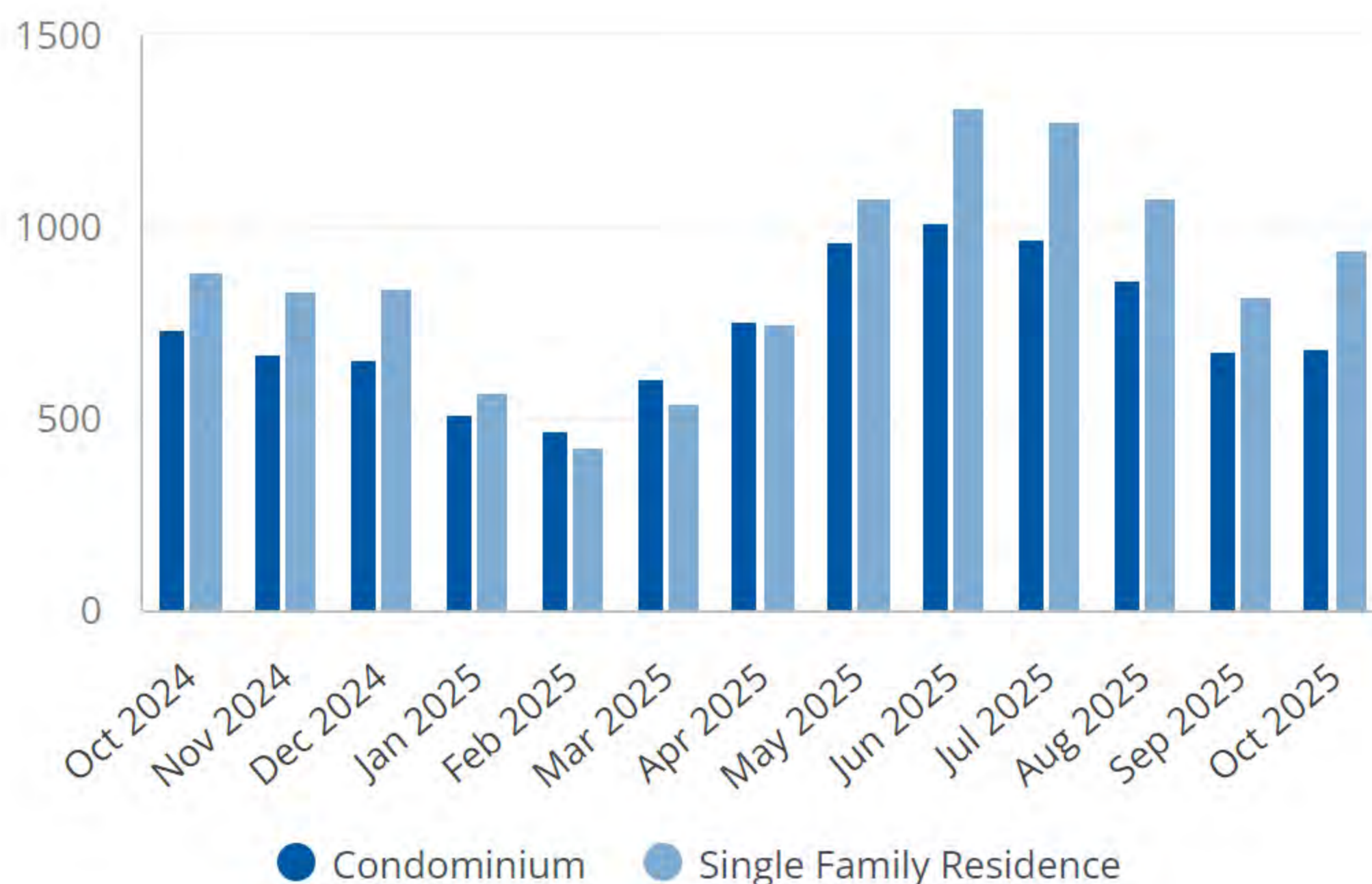
Single Family Homes

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$900,000	\$850,000	⬆️ 5.9%	\$878,000	⬆️ 2.5%	\$950,000	\$900,000	⬆️ 5.6%
Closed Sales	943	887	⬆️ 6.3%	819	⬆️ 15.1%	8,808	8,496	⬆️ 3.7%
New Listings	1,205	1,173	⬆️ 2.7%	1,730	⬆️ -30.3%	12,633	11,736	⬆️ 7.6%
Pending Sales	998	978	⬆️ 2.0%	946	⬆️ 5.5%	9,264	8,919	⬆️ 3.9%
Median Days on Market	22	20	⬆️ 10.0%	19	⬆️ 15.8%	19	17	⬆️ 11.8%
Price per Square Foot	\$443	\$429	⬆️ 3.3%	\$438	⬆️ 1.3%	\$451	\$435	⬆️ 3.7%
Sold to Original Price Ratio	99.4%	100.8%	⬆️ -1.3%	98.6%	⬆️ 0.8%	101.2%	102.1%	⬆️ -0.8%
Active Inventory	1,946	1,642	⬆️ 18.5%	2,008	⬆️ -3.1%	—	—	—
Months Supply of Inventory	2.1	1.9	⬆️ 11.5%	2.5	⬆️ -15.8%	—	—	—

Condominiums

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$715,000	\$700,000	⬆️ 2.1%	\$672,500	⬆️ 6.3%	\$715,000	\$719,000	⬆️ -0.6%
Closed Sales	687	735	⬆️ -6.5%	678	⬆️ 1.3%	7,538	7,403	⬆️ 1.8%
New Listings	1,212	1,186	⬆️ 2.2%	1,837	⬆️ -34.0%	13,213	11,596	⬆️ 13.9%
Pending Sales	810	799	⬆️ 1.4%	656	⬆️ 23.5%	7,837	7,606	⬆️ 3.0%
Median Days on Market	28	23	⬆️ 21.7%	22	⬆️ 27.3%	22	20	⬆️ 10.0%
Price per Square Foot	\$599	\$580	⬆️ 3.4%	\$576	⬆️ 4.0%	\$611	\$603	⬆️ 1.3%
Sold to Original Price Ratio	97.8%	99.2%	⬆️ -1.4%	97.5%	⬆️ 0.4%	98.8%	99.8%	⬆️ -1.0%
Active Inventory	2,755	2,216	⬆️ 24.3%	2,829	⬆️ -2.6%	—	—	—
Months Supply of Inventory	4.0	3.0	⬆️ 33.0%	4.2	⬆️ -3.9%	—	—	—

Number of Closed Sales



Median Sales Price



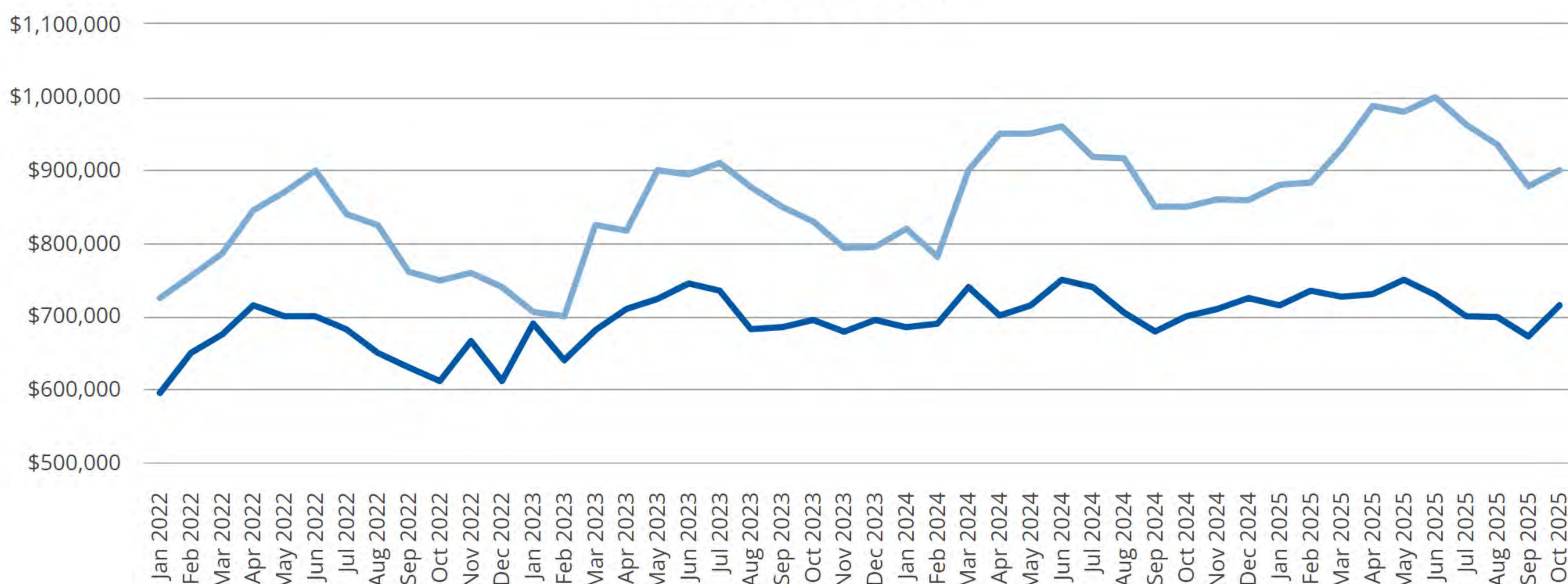
Median Sales Price



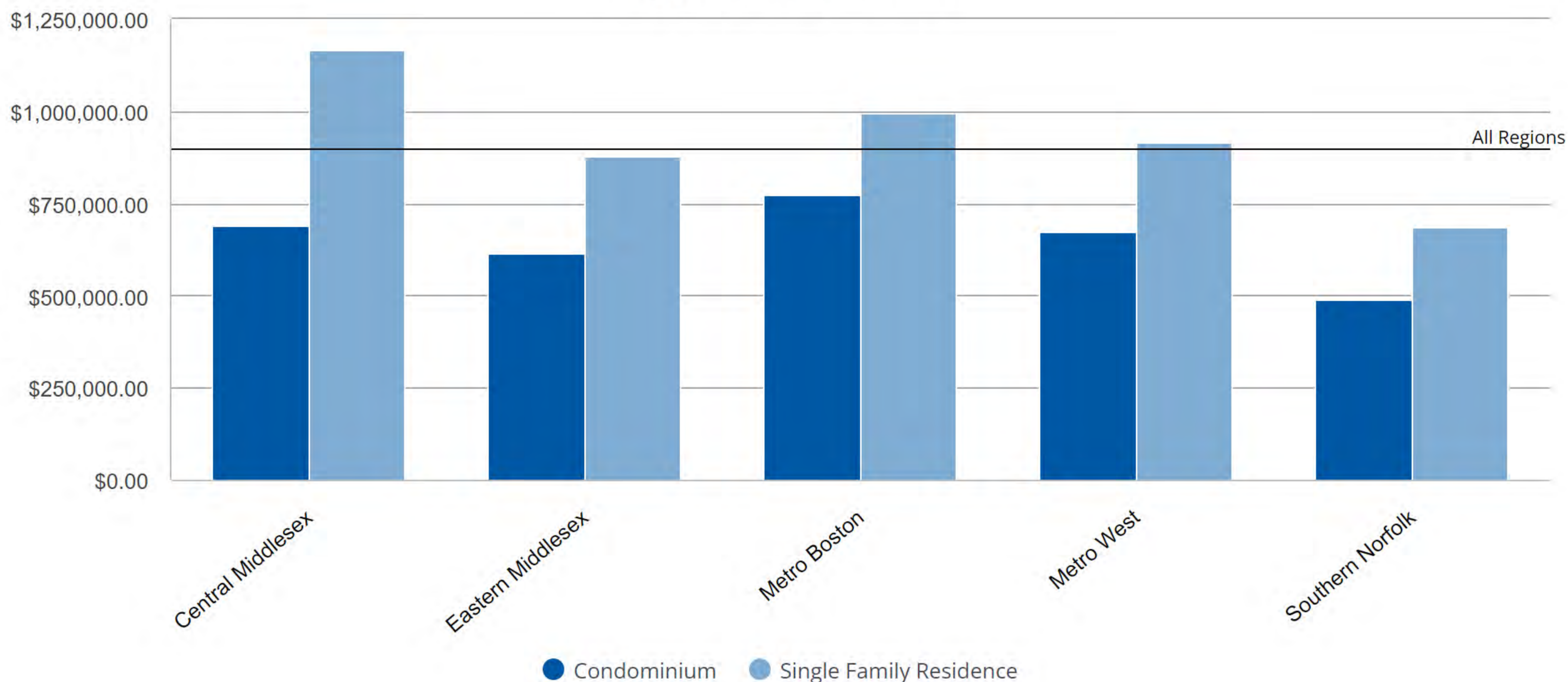
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	October 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$900,000	⬆️	2.5%	⬆️	5.9%	⬆️	5.6%
CONDO	\$715,000	⬆️	6.3%	⬆️	2.1%	⬆️	-0.6%

Historical Activity



Region Comparison



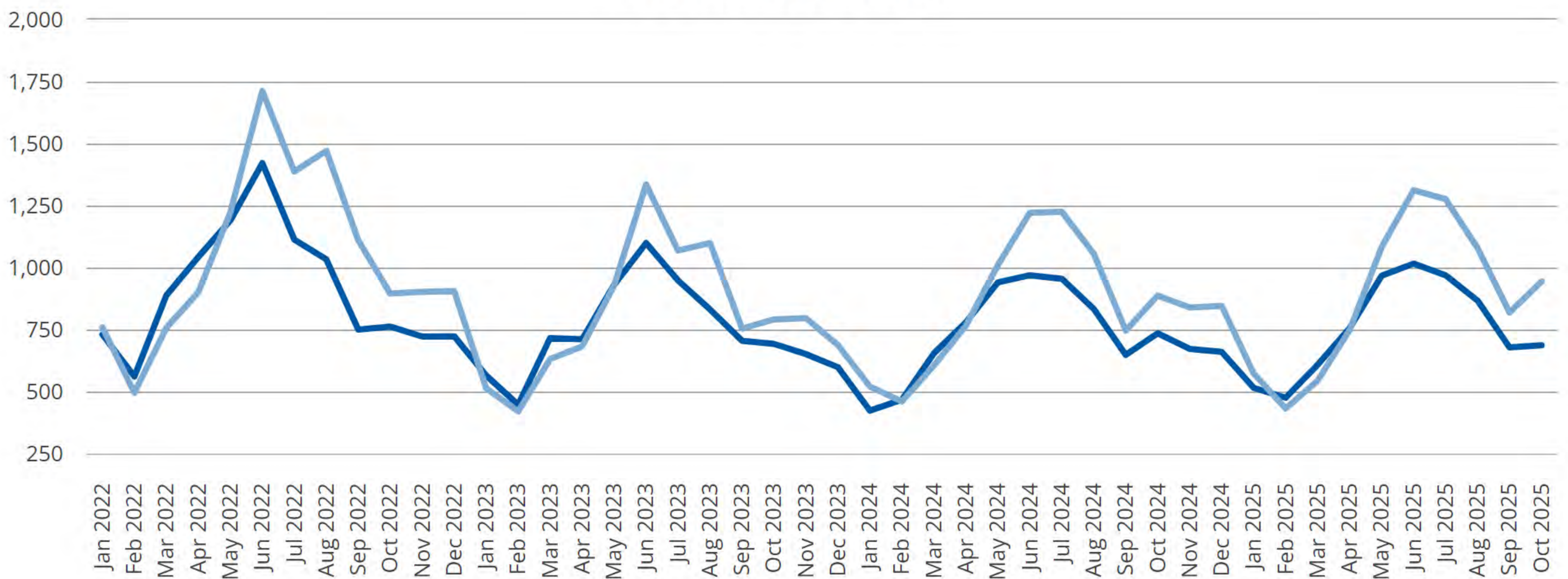
Closed Sales



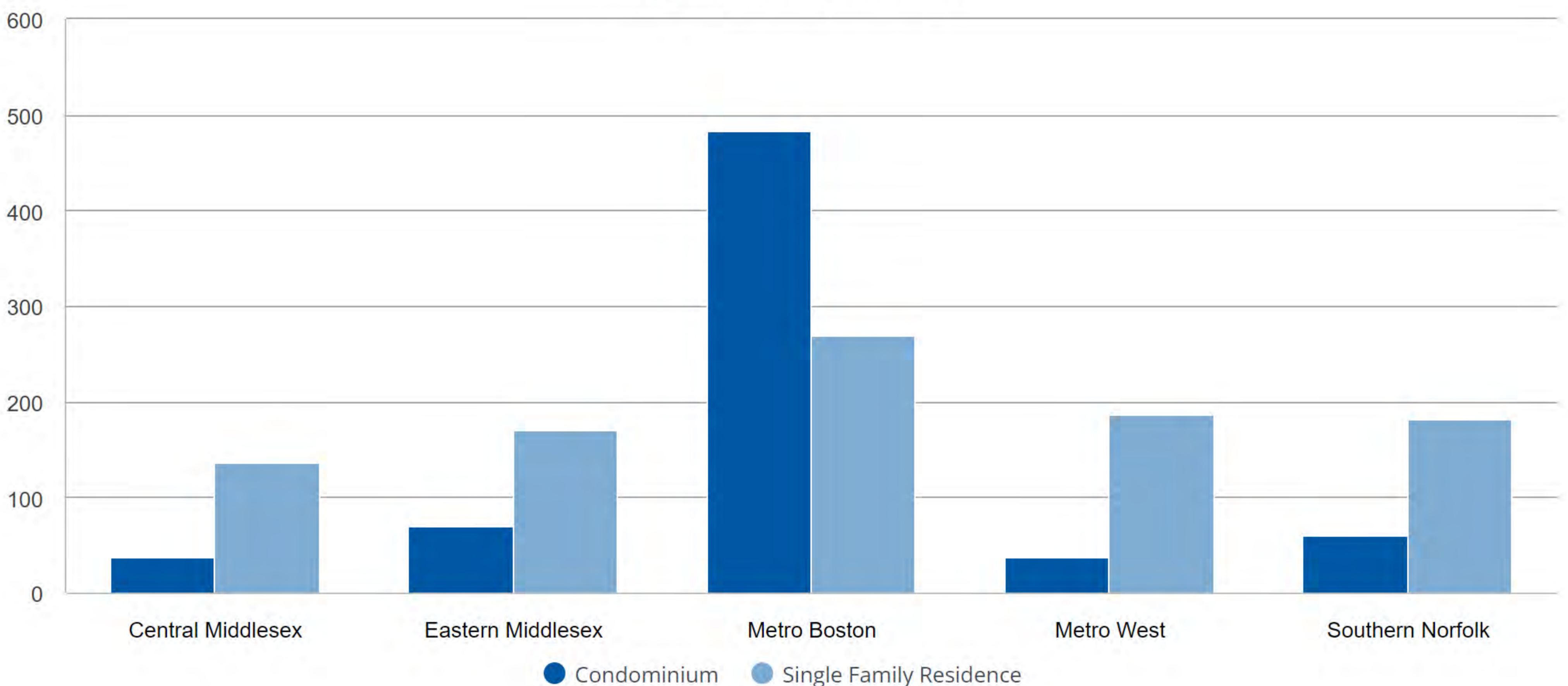
The number of properties that sold.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	943	⬆️ 15.1%	⬆️ 6.3%	⬆️ 3.7%
CONDO	687	⬆️ 1.3%	⬆️ -6.5%	⬆️ 1.8%

Historical Activity



Region Comparison



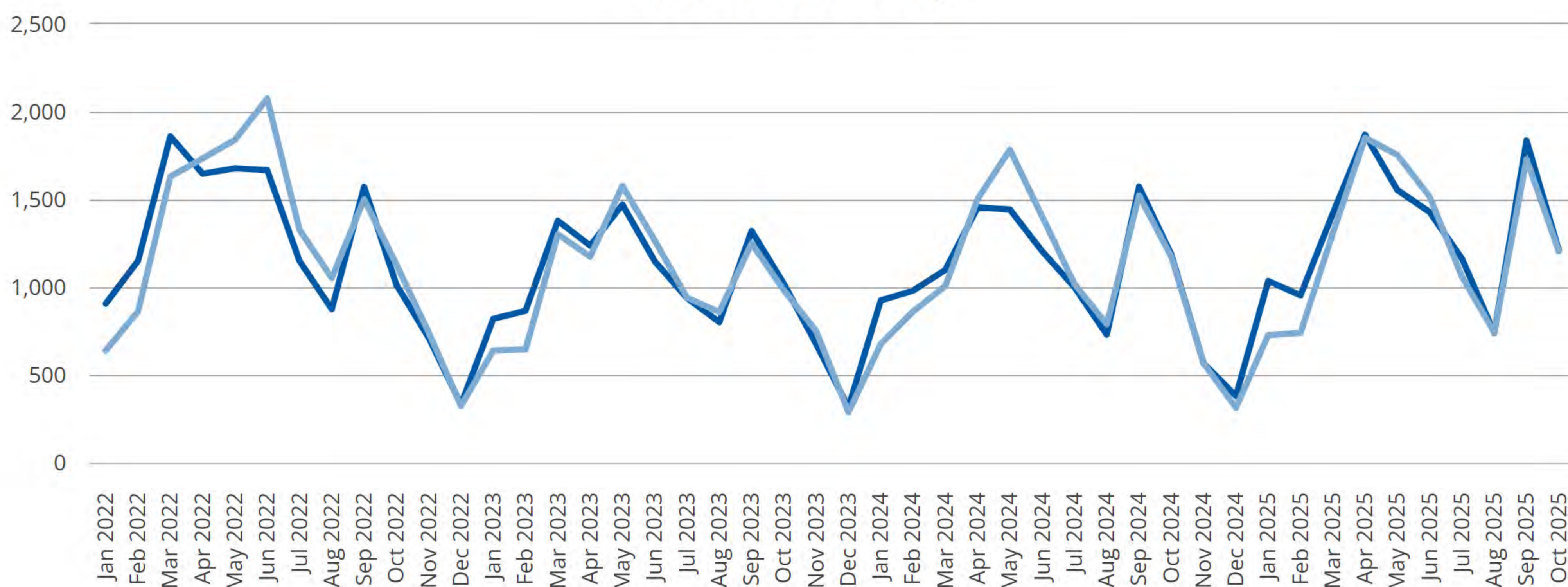
New Listings



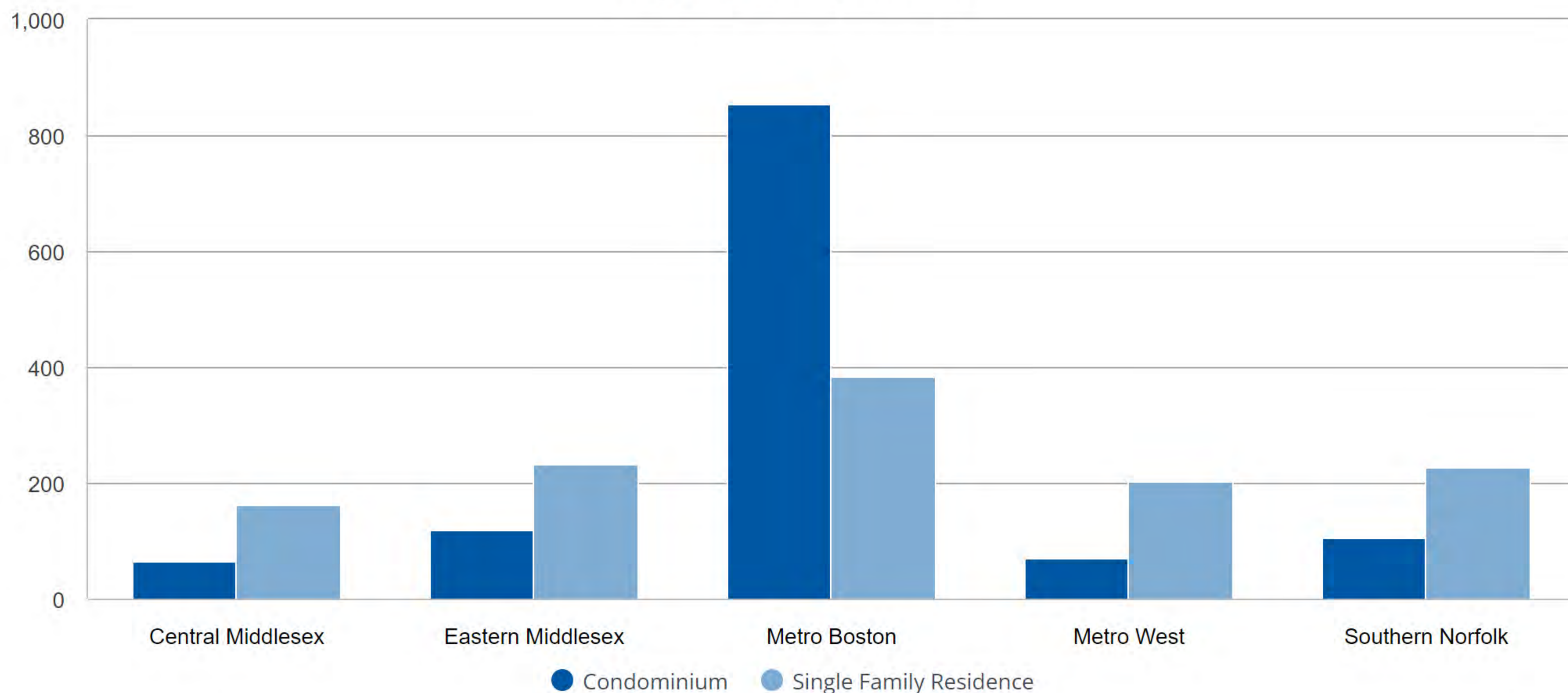
The number of properties listed regardless of current status.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,205	⚡ -30.3%	⚡ 2.7%	⚡ 7.6%
CONDO	1,212	⚡ -34.0%	⚡ 2.2%	⚡ 13.9%

Historical Activity



Region Comparison



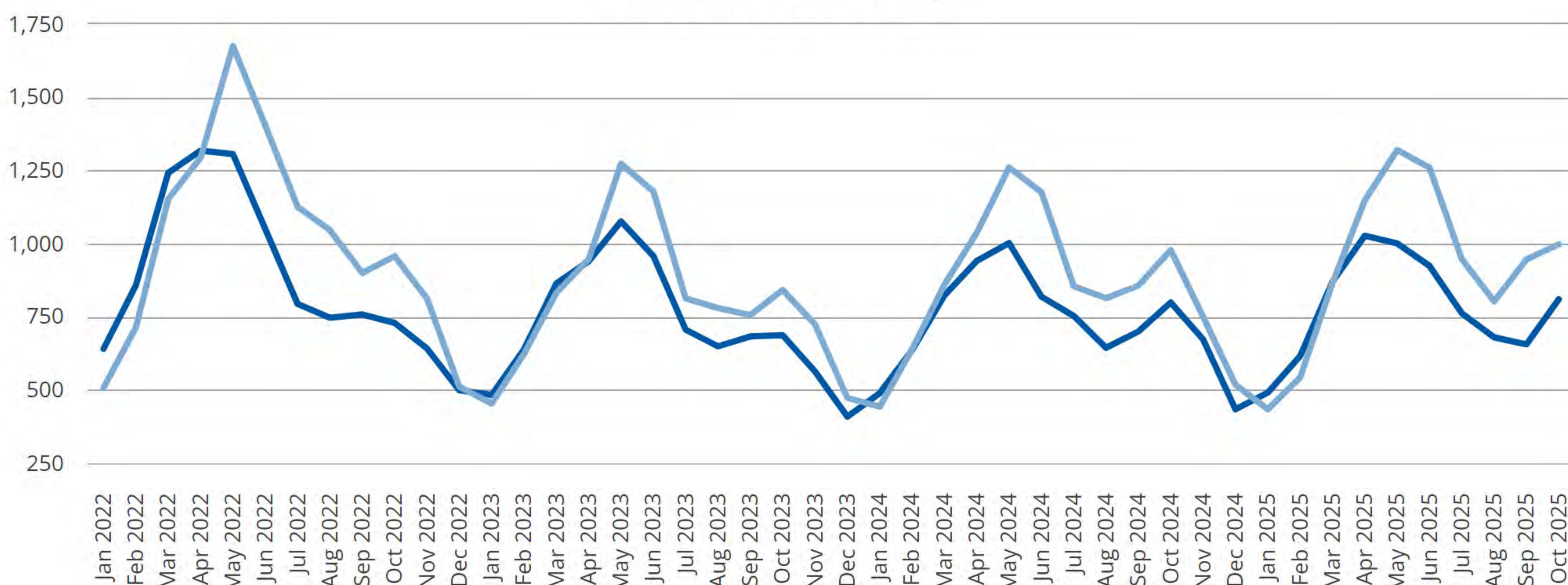
Pending Sales



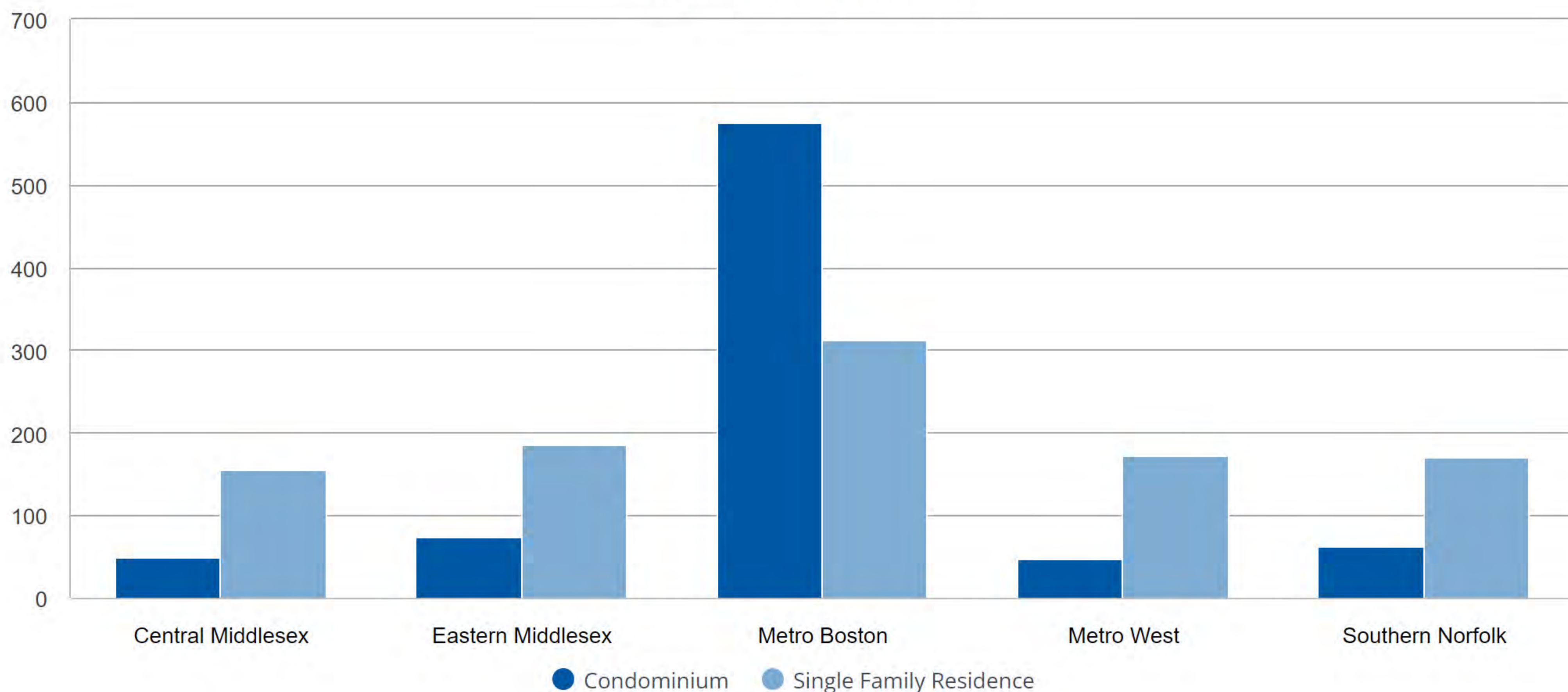
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	998	⬆️ 5.5%	⬆️ 2.0%	⬆️ 3.9%
CONDO	810	⬆️ 23.5%	⬆️ 1.4%	⬆️ 3.0%

Historical Activity



Region Comparison



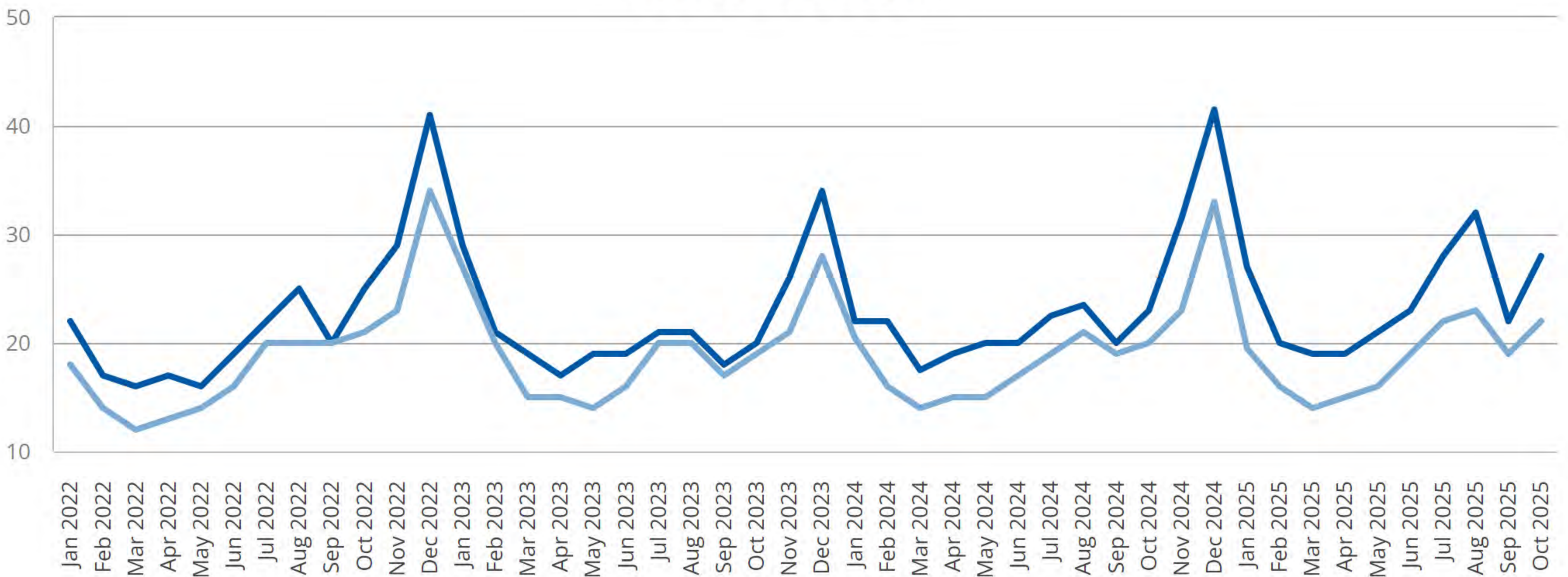
Days on Market



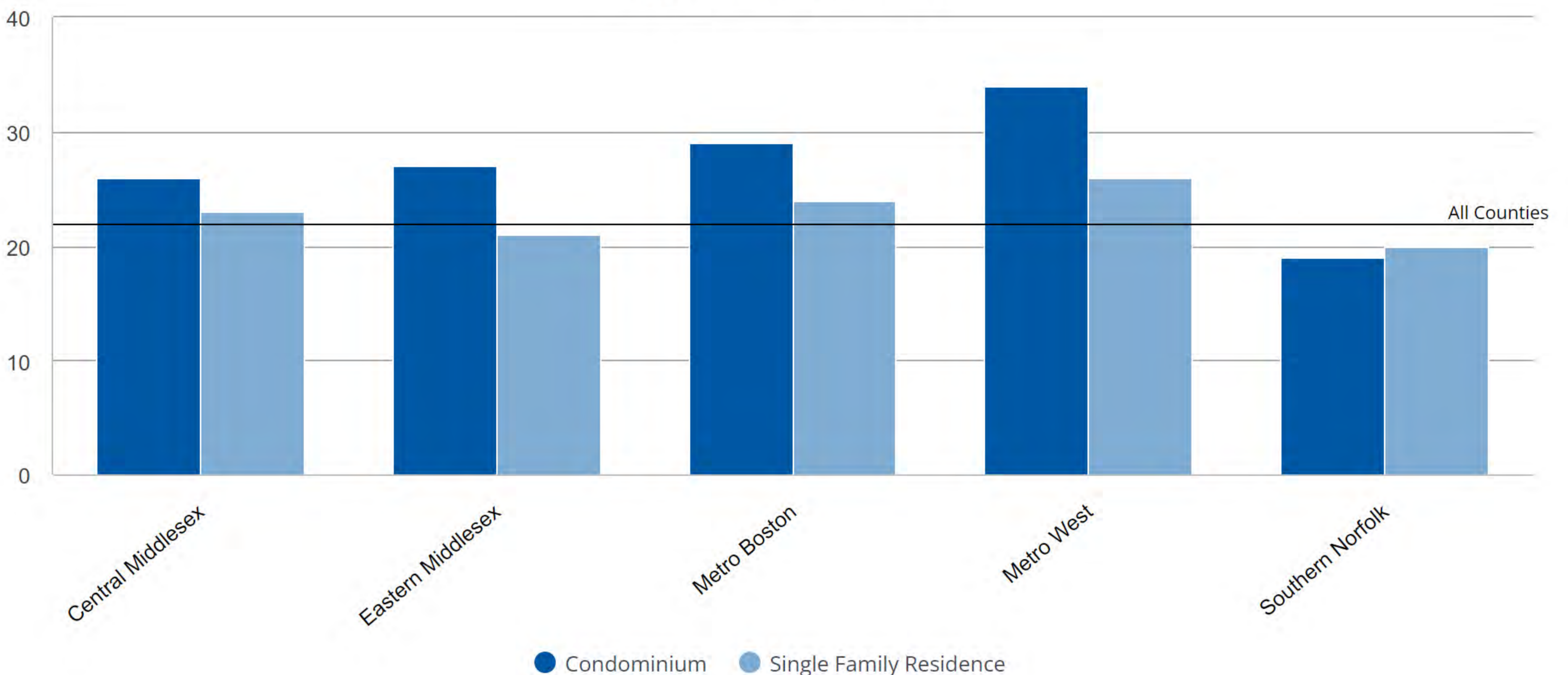
The median number of days between when a property is listed and the purchase contract date.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	22	⬆️ 15.8%	⬆️ 10.0%	⬆️ 11.8%
CONDO	28	⬆️ 27.3%	⬆️ 21.7%	⬆️ 10.0%

Historical Activity



Region Comparison



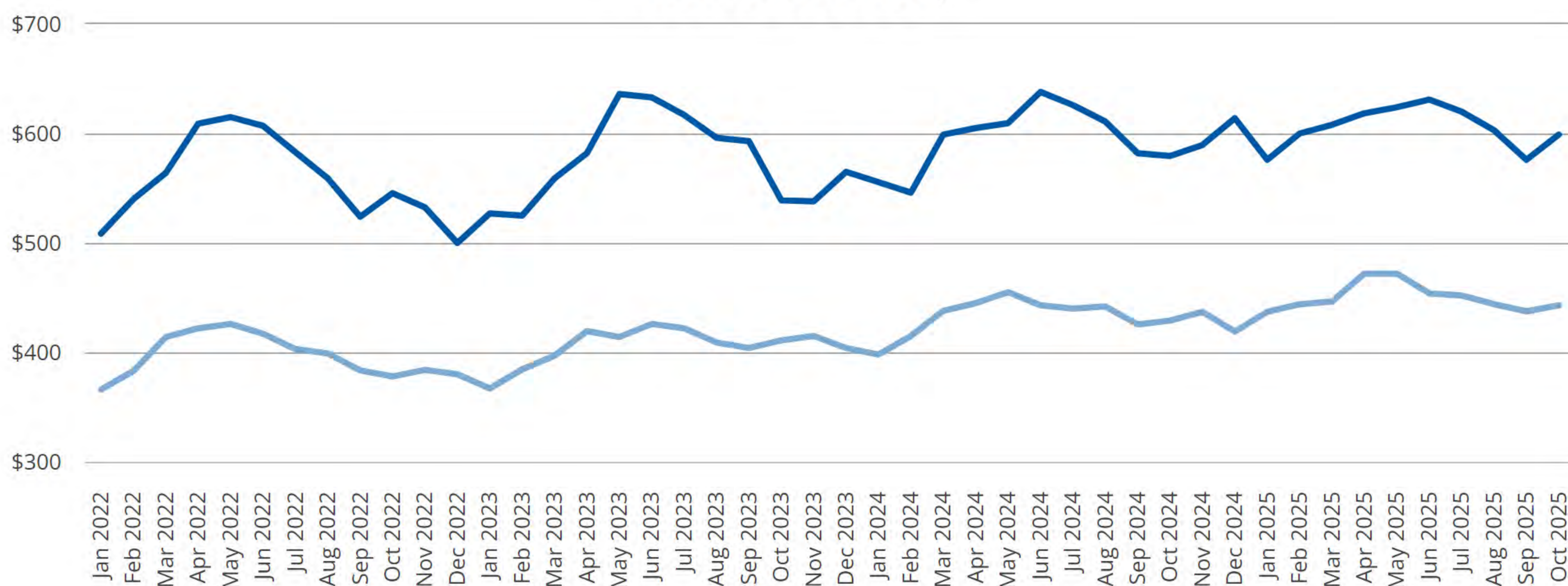
Price per Square Foot



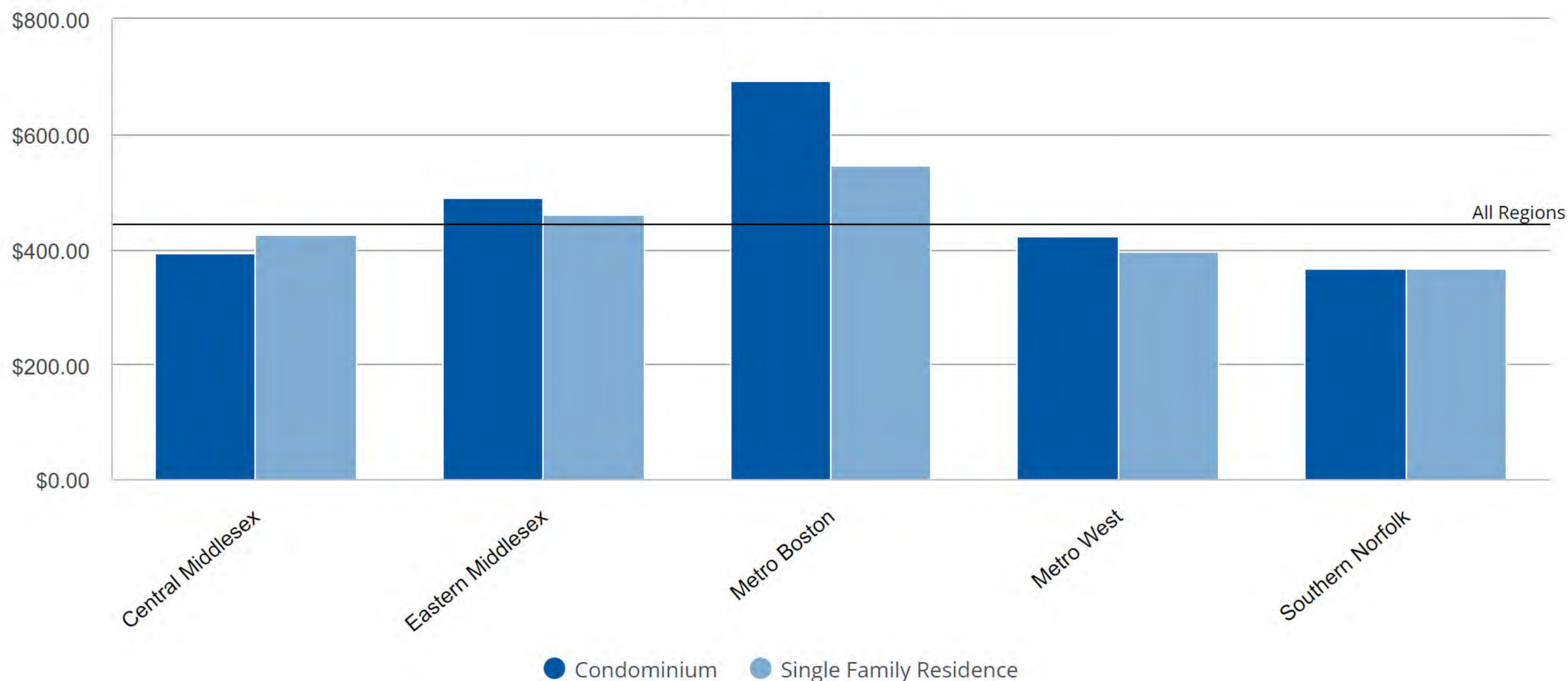
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	October 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$443	⬆️	1.3%	⬆️	3.3%	⬆️	3.7%
CONDO	\$599	⬆️	4.0%	⬆️	3.4%	⬆️	1.3%

Historical Activity



Region Comparison



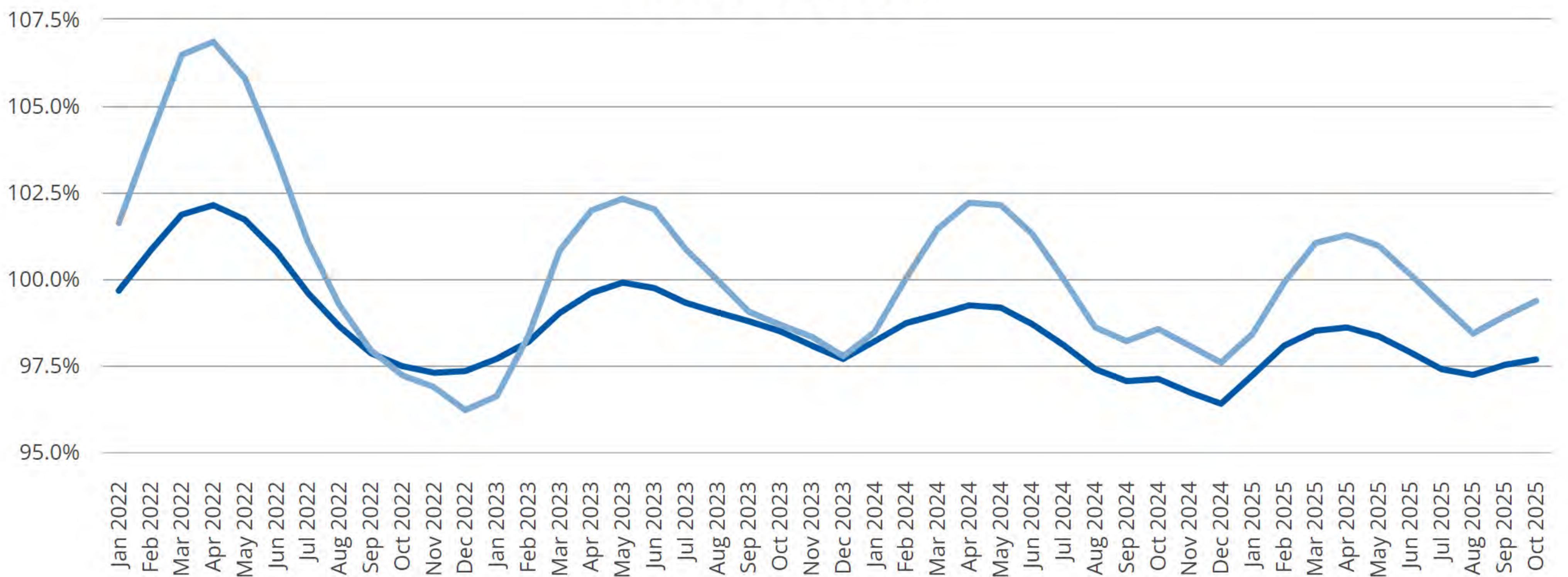
Sold to Original Price Ratio



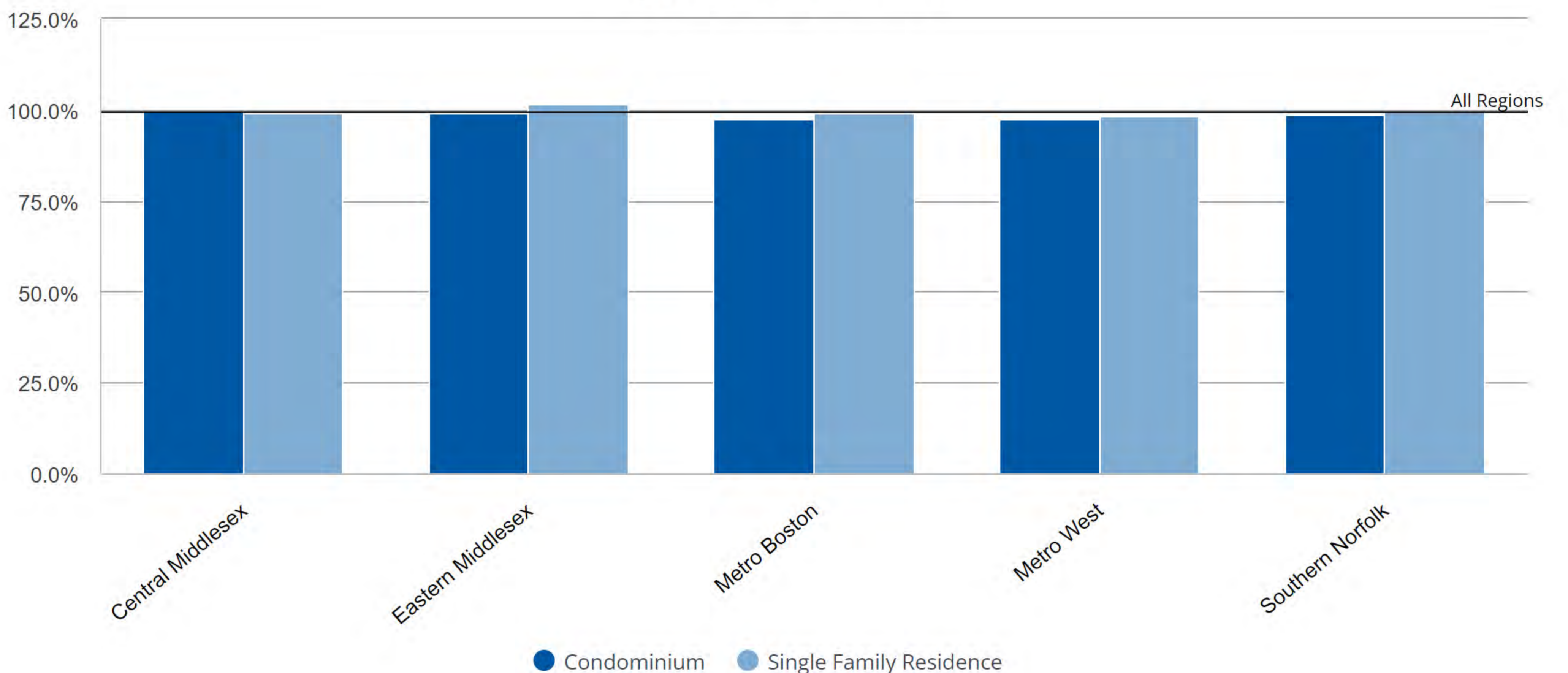
The average of the sales price divided by the original list price expressed as a percentage.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	99.4%	⬆️ 0.4%	⬆️ 0.8%	⬆️ -0.5%
CONDO	97.7%	⬆️ 0.2%	⬆️ 0.6%	⬆️ -0.6%

Historical Activity



Region Comparison



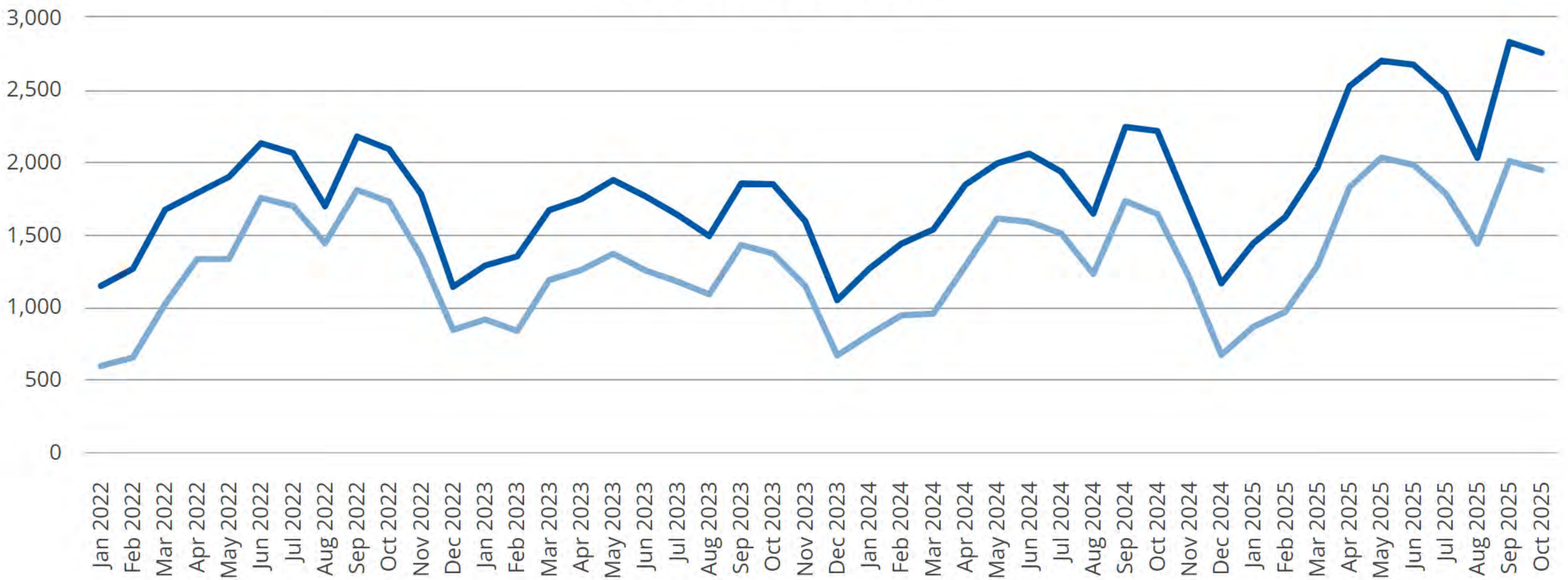
Active Inventory



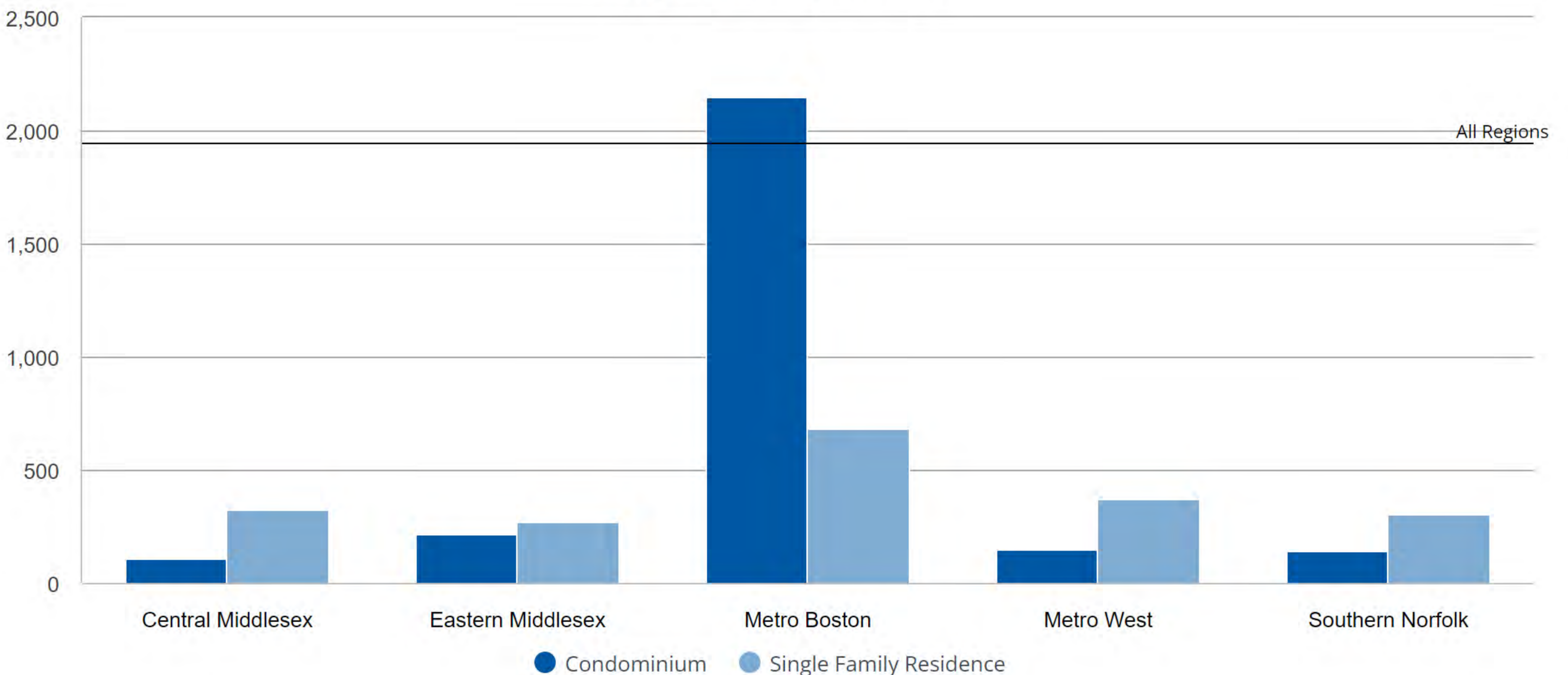
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,946	⚡ -3.1%	⬆️ 18.5%	—
CONDO	2,755	⚡ -2.6%	⬆️ 24.3%	—

Historical Activity



Region Comparison



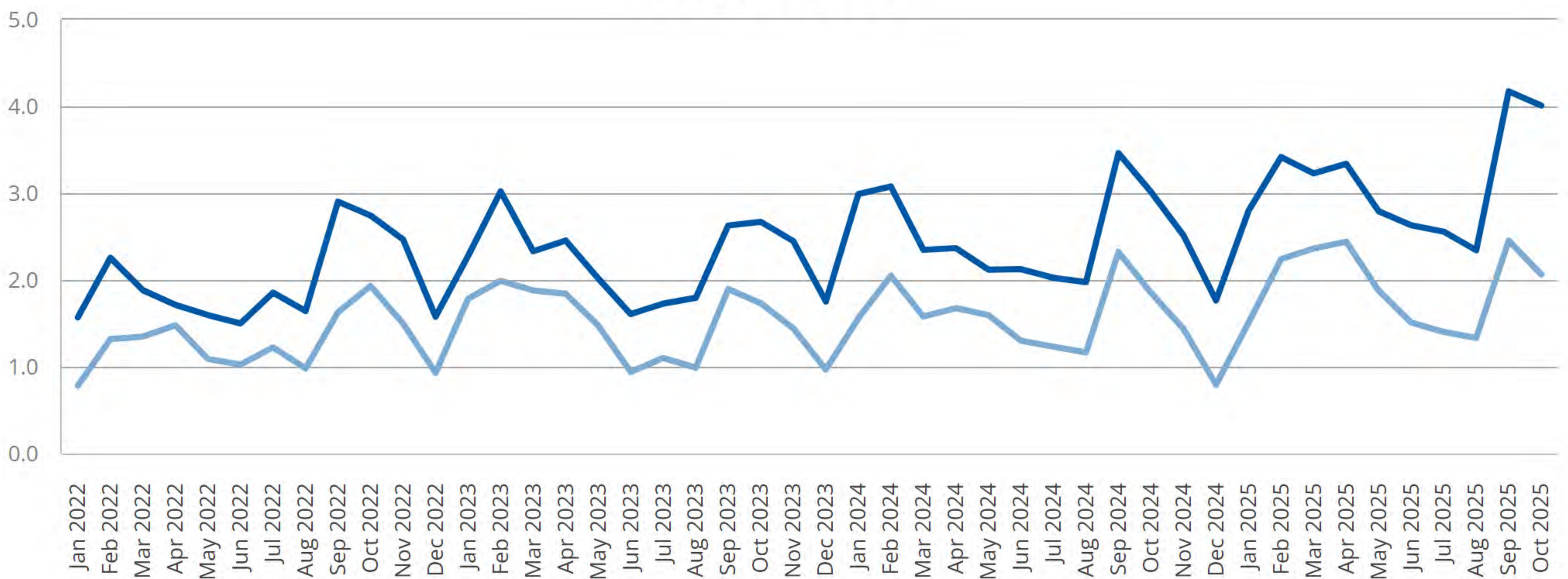
Months Supply of Inventory



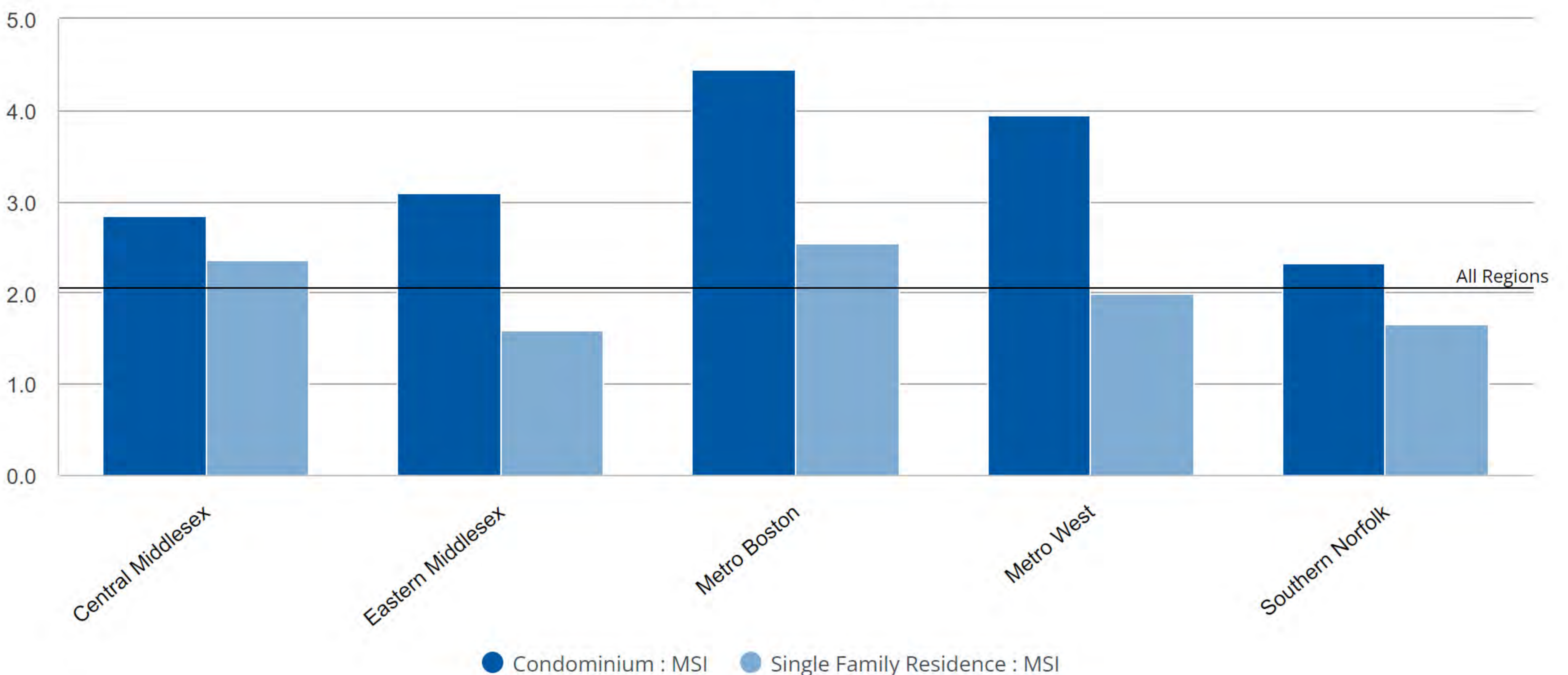
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	October 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	2.1	⚡ -15.8%	⬆️ 11.5%	—
CONDO	4.0	⚡ -3.9%	⬆️ 33.0%	—

Historical Activity



Region Comparison



Central Middlesex Region



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

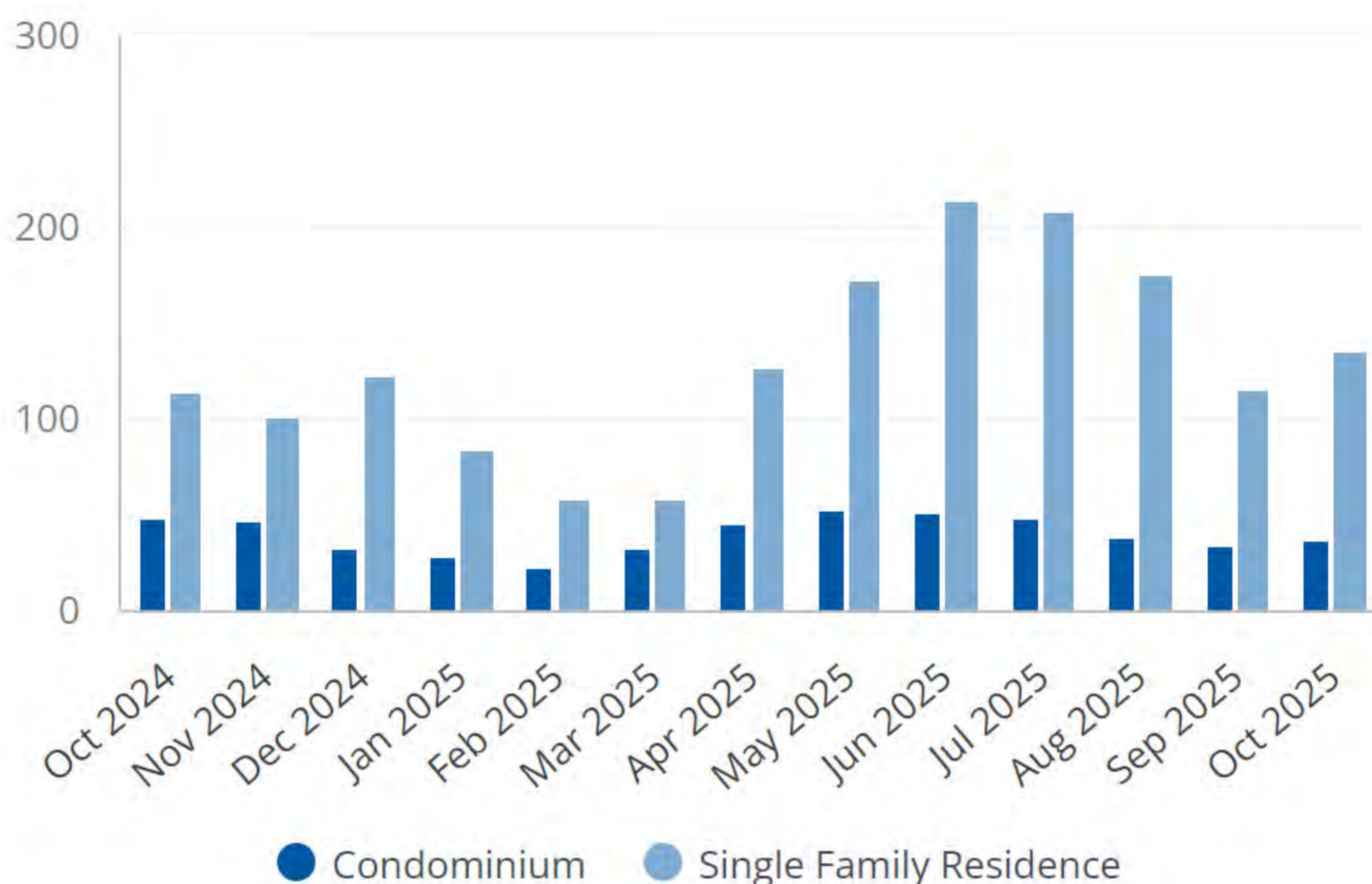
Single Family Homes

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,167,500	\$1,005,000	⬆️ 16.2%	\$1,210,000	⬇️ -3.5%	\$1,250,000	\$1,200,000	⬆️ 4.2%
Closed Sales	136	115	⬆️ 18.3%	116	⬆️ 17.2%	1,352	1,266	⬆️ 6.8%
New Listings	161	156	⬆️ 3.2%	263	⬇️ -38.8%	1,951	1,767	⬆️ 10.4%
Pending Sales	156	147	⬆️ 6.1%	143	⬆️ 9.1%	1,438	1,331	⬆️ 8.0%
Median Days on Market	23	21	⬆️ 9.5%	19.5	⬆️ 17.9%	20	18	⬆️ 14.3%
Price per Square Foot	\$425	\$402	⬆️ 5.6%	\$432	⬇️ -1.7%	\$454	\$437	⬆️ 3.9%
Sold to Original Price Ratio	98.7%	100.4%	⬇️ -1.8%	97.1%	⬆️ 1.7%	100.5%	102.0%	⬇️ -1.5%
Active Inventory	321	254	⬆️ 26.4%	352	⬇️ -8.8%	—	—	—
Months Supply of Inventory	2.4	2.2	⬆️ 6.9%	3.0	⬇️ -22.2%	—	—	—

Condominiums

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$690,200	\$552,150	⬆️ 25.0%	\$640,000	⬆️ 7.8%	\$610,000	\$620,500	⬆️ -1.7%
Closed Sales	37	48	⬇️ -22.9%	34	⬆️ 8.8%	394	420	⬇️ -6.2%
New Listings	64	47	⬆️ 36.2%	82	⬇️ -22.0%	566	520	⬆️ 8.8%
Pending Sales	50	50	➡️ 0.0%	39	⬆️ 28.2%	411	424	⬇️ -3.1%
Median Days on Market	26	27	⬆️ -3.7%	16	⬆️ 62.5%	20	19	⬆️ 5.3%
Price per Square Foot	\$392	\$380	⬆️ 3.2%	\$367	⬆️ 7.0%	\$385	\$380	⬆️ 1.3%
Sold to Original Price Ratio	99.5%	100.1%	⬇️ -0.7%	99.2%	⬆️ 0.3%	100.7%	101.8%	⬇️ -1.1%
Active Inventory	105	64	⬆️ 64.1%	103	⬆️ 1.9%	—	—	—
Months Supply of Inventory	2.8	1.3	⬆️ 112.8%	3.0	⬇️ -6.3%	—	—	—

Number of Closed Sales



Median Sales Price



Eastern Middlesex Region



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

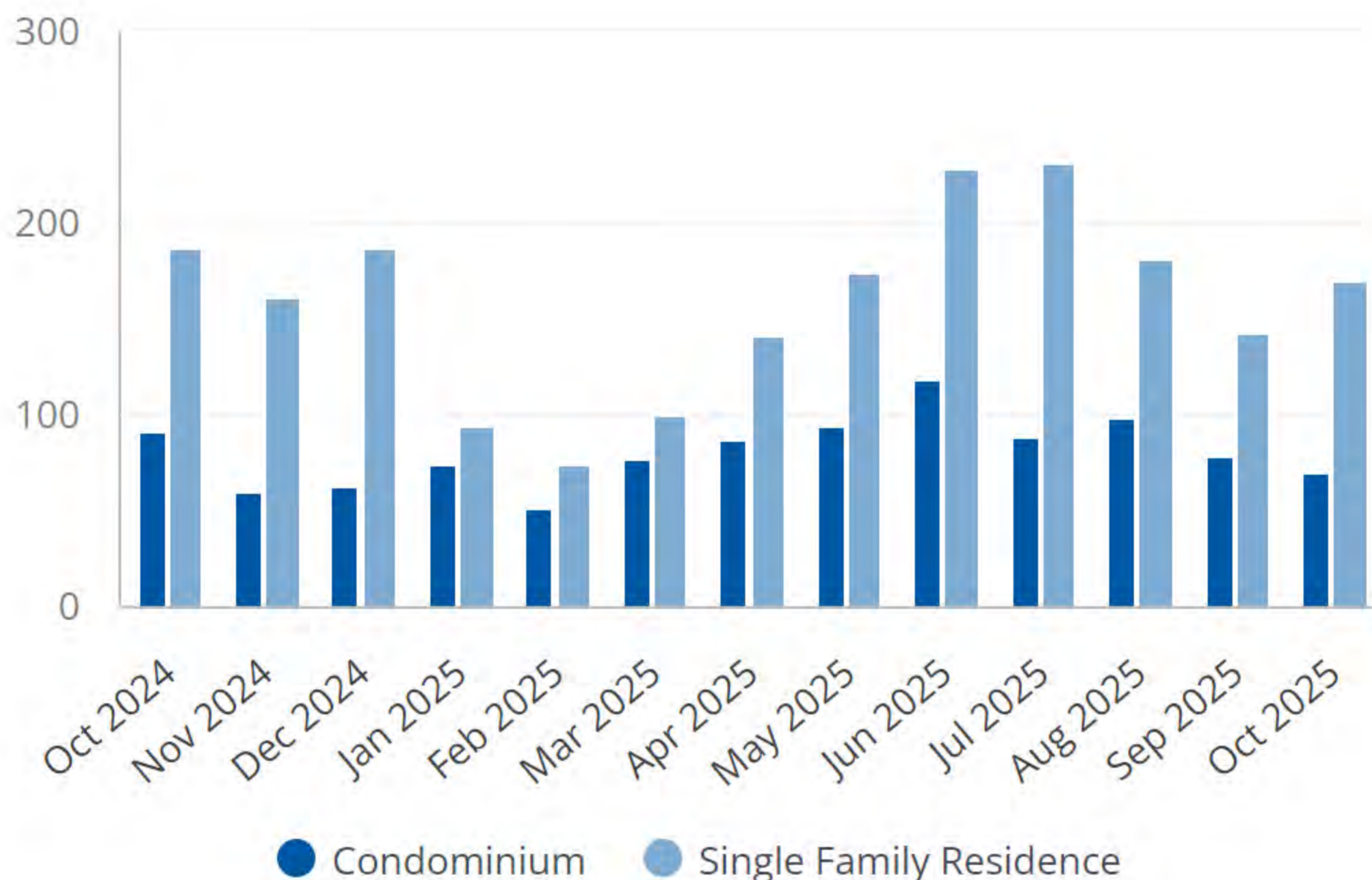
Single Family Homes

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$877,500	\$836,000	⬆️ 5.0%	\$840,000	⬆️ 4.5%	\$891,750	\$845,000	⬆️ 5.5%
Closed Sales	170	187	⬆️ -9.1%	143	⬆️ 18.9%	1,539	1,515	⬆️ 1.6%
New Listings	232	216	⬆️ 7.4%	281	⬆️ -17.4%	2,116	1,994	⬆️ 6.1%
Pending Sales	185	183	⬆️ 1.1%	163	⬆️ 13.5%	1,630	1,612	⬆️ 1.1%
Median Days on Market	21	19	⬆️ 10.5%	16	⬆️ 31.3%	16	15	⬆️ 6.7%
Price per Square Foot	\$461	\$428	⬆️ 7.6%	\$445	⬆️ 3.5%	\$456	\$436	⬆️ 4.6%
Sold to Original Price Ratio	101.3%	101.7%	⬆️ -0.4%	101.2%	⬆️ 0.1%	103.6%	103.8%	⬆️ -0.3%
Active Inventory	271	225	⬆️ 20.4%	262	⬆️ 3.4%	—	—	—
Months Supply of Inventory	1.6	1.2	⬆️ 32.5%	1.8	⬆️ -13.0%	—	—	—

Condominiums

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$614,486	\$615,000	⬆️ -0.1%	\$604,950	⬆️ 1.6%	\$600,000	\$629,950	⬆️ -4.8%
Closed Sales	70	91	⬆️ -23.1%	78	⬆️ -10.3%	837	806	⬆️ 3.8%
New Listings	119	128	⬆️ -7.0%	164	⬆️ -27.4%	1,226	1,057	⬆️ 16.0%
Pending Sales	74	95	⬆️ -22.1%	67	⬆️ 10.4%	823	787	⬆️ 4.6%
Median Days on Market	27	18	⬆️ 50.0%	16	⬆️ 68.8%	19	17	⬆️ 11.8%
Price per Square Foot	\$490	\$488	⬆️ 0.3%	\$507	⬆️ -3.4%	\$497	\$491	⬆️ 1.2%
Sold to Original Price Ratio	98.8%	99.4%	⬆️ -0.6%	99.8%	⬆️ -1.0%	100.2%	101.1%	⬆️ -0.9%
Active Inventory	216	147	⬆️ 46.9%	206	⬆️ 4.9%	—	—	—
Months Supply of Inventory	3.1	1.6	⬆️ 91.0%	2.6	⬆️ 16.8%	—	—	—

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

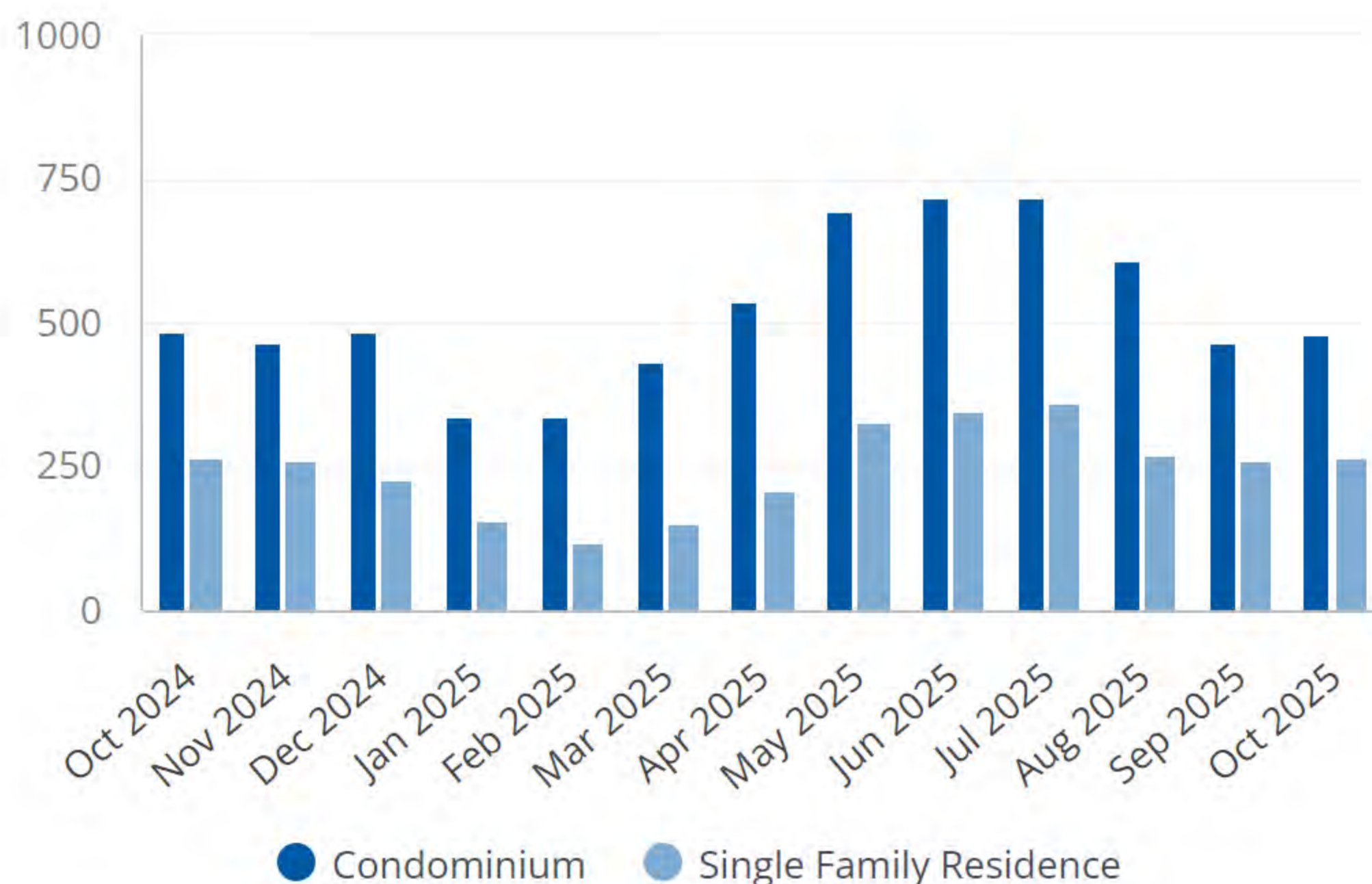
Single Family Homes

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$995,000	\$922,500	⬆️ 7.9%	\$1,025,000	⬇️ -2.9%	\$1,125,000	\$990,000	⬆️ 13.6%
Closed Sales	269	266	⬆️ 1.1%	263	⬆️ 2.3%	2,484	2,458	⬆️ 1.1%
New Listings	384	362	⬆️ 6.1%	606	⬇️ -36.6%	3,944	3,658	⬆️ 7.8%
Pending Sales	313	314	⬆️ -0.3%	284	⬆️ 10.2%	2,656	2,614	⬆️ 1.6%
Median Days on Market	24	21	⬆️ 14.3%	18	⬆️ 33.3%	19	19	⬆️ 0.0%
Price per Square Foot	\$546	\$506	⬆️ 7.9%	\$530	⬆️ 3.1%	\$551	\$532	⬆️ 3.6%
Sold to Original Price Ratio	99.8%	100.5%	⬆️ -0.7%	98.0%	⬆️ 1.8%	100.7%	101.2%	⬆️ -0.4%
Active Inventory	682	569	⬆️ 19.9%	725	⬇️ -5.9%	—	—	—
Months Supply of Inventory	2.5	2.1	⬆️ 18.5%	2.8	⬇️ -8.0%	—	—	—

Condominiums

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$772,500	\$781,500	⬆️ -1.2%	\$729,500	⬆️ 5.9%	\$789,000	\$779,450	⬆️ 1.2%
Closed Sales	483	484	⬆️ -0.2%	466	⬆️ 3.6%	5,342	5,116	⬆️ 4.4%
New Listings	854	855	⬆️ -0.1%	1,412	⬇️ -39.5%	9,934	8,673	⬆️ 14.5%
Pending Sales	576	537	⬆️ 7.3%	446	⬆️ 29.1%	5,576	5,332	⬆️ 4.6%
Median Days on Market	29	24	⬆️ 20.8%	23	⬆️ 26.1%	23	22	⬆️ 4.5%
Price per Square Foot	\$692	\$728	⬆️ -4.9%	\$707	⬆️ -2.1%	\$719	\$723	⬆️ -0.6%
Sold to Original Price Ratio	97.4%	98.6%	⬆️ -1.2%	96.8%	⬆️ 0.7%	98.3%	99.1%	⬆️ -0.8%
Active Inventory	2,149	1,817	⬆️ 18.3%	2,266	⬇️ -5.2%	—	—	—
Months Supply of Inventory	4.4	3.8	⬆️ 18.5%	4.9	⬇️ -8.5%	—	—	—

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

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$914,250	\$965,000	▼ -5.3%	\$852,500	▲ 7.2%	\$1,004,000	\$999,000	▲ 0.5%
Closed Sales	186	145	▲ 28.3%	132	▲ 40.9%	1,775	1,681	▲ 5.6%
New Listings	202	211	▼ -4.3%	321	▼ -37.1%	2,480	2,292	▲ 8.2%
Pending Sales	173	165	▲ 4.8%	190	▼ -8.9%	1,849	1,741	▲ 6.2%
Median Days on Market	26	20	▲ 30.0%	18	▲ 44.4%	17	16	▲ 6.3%
Price per Square Foot	\$395	\$400	▼ -1.3%	\$411	▼ -3.9%	\$422	\$411	▲ 2.7%
Sold to Original Price Ratio	97.8%	100.4%	▼ -2.5%	97.4%	▲ 0.5%	100.6%	102.1%	▼ -1.5%
Active Inventory	371	320	▲ 15.9%	386	▼ -3.9%	—	—	—
Months Supply of Inventory	2.0	2.2	▼ -9.6%	2.9	▼ -31.8%	—	—	—

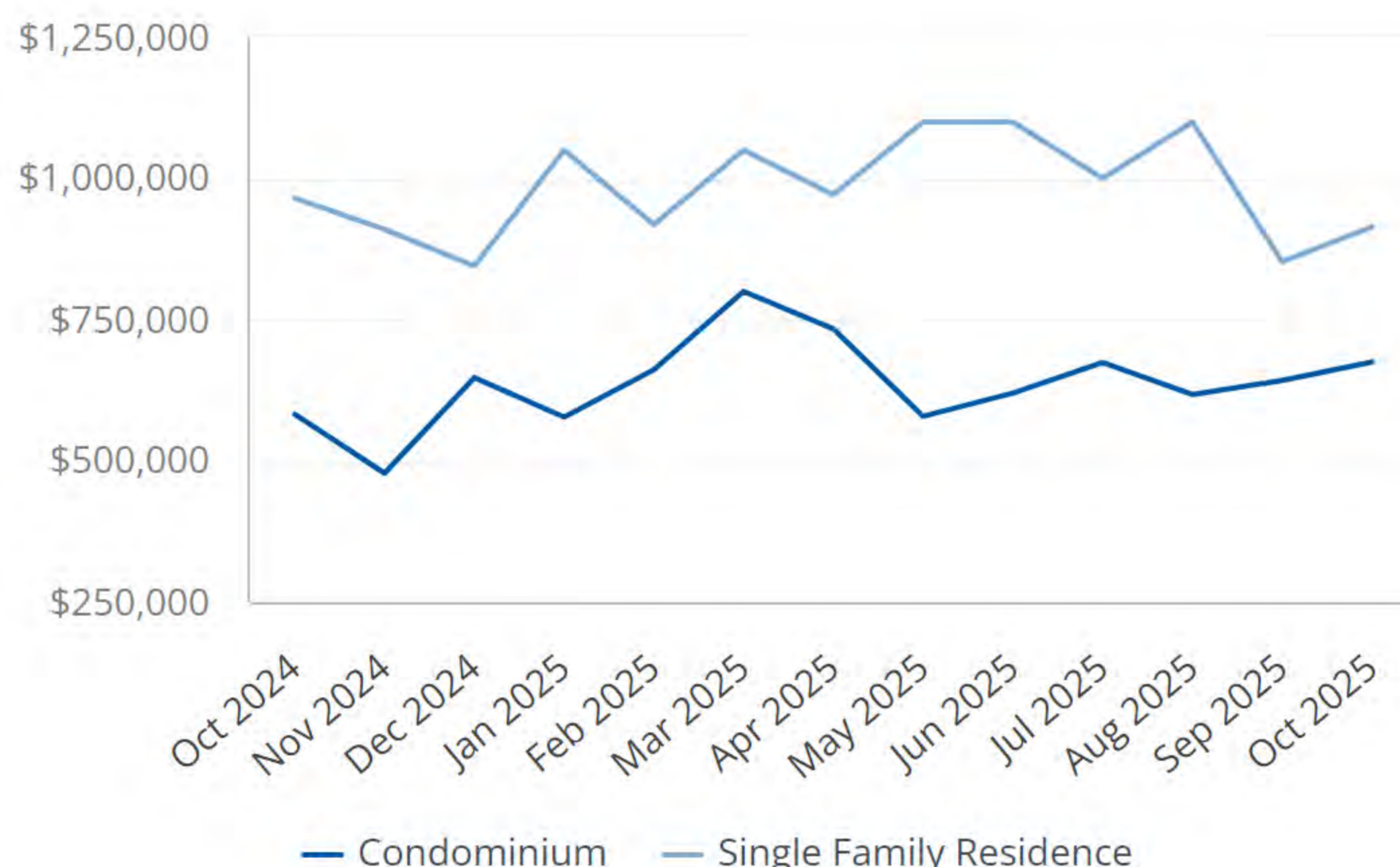
Condominiums

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$675,000	\$582,500	▲ 15.9%	\$642,450	▲ 5.1%	\$650,000	\$669,000	▼ -2.8%
Closed Sales	37	53	▼ -30.2%	42	▼ -11.9%	474	551	▼ -14.0%
New Listings	70	77	▼ -9.1%	97	▼ -27.8%	732	685	▲ 6.9%
Pending Sales	48	58	▼ -17.2%	42	▲ 14.3%	495	538	▼ -8.0%
Median Days on Market	34	20	▲ 70.0%	34.5	▼ -1.4%	20	17	▲ 17.6%
Price per Square Foot	\$424	\$375	▲ 13.1%	\$412	▲ 3.0%	\$398	\$389	▲ 2.3%
Sold to Original Price Ratio	97.3%	100.2%	▼ -2.9%	96.9%	▲ 0.4%	99.7%	101.6%	▼ -1.8%
Active Inventory	146	98	▲ 49.0%	140	▲ 4.3%	—	—	—
Months Supply of Inventory	3.9	1.8	▲ 113.4%	3.3	▲ 18.4%	—	—	—

Number of Closed Sales



Median Sales Price



Southern Norfolk Region



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

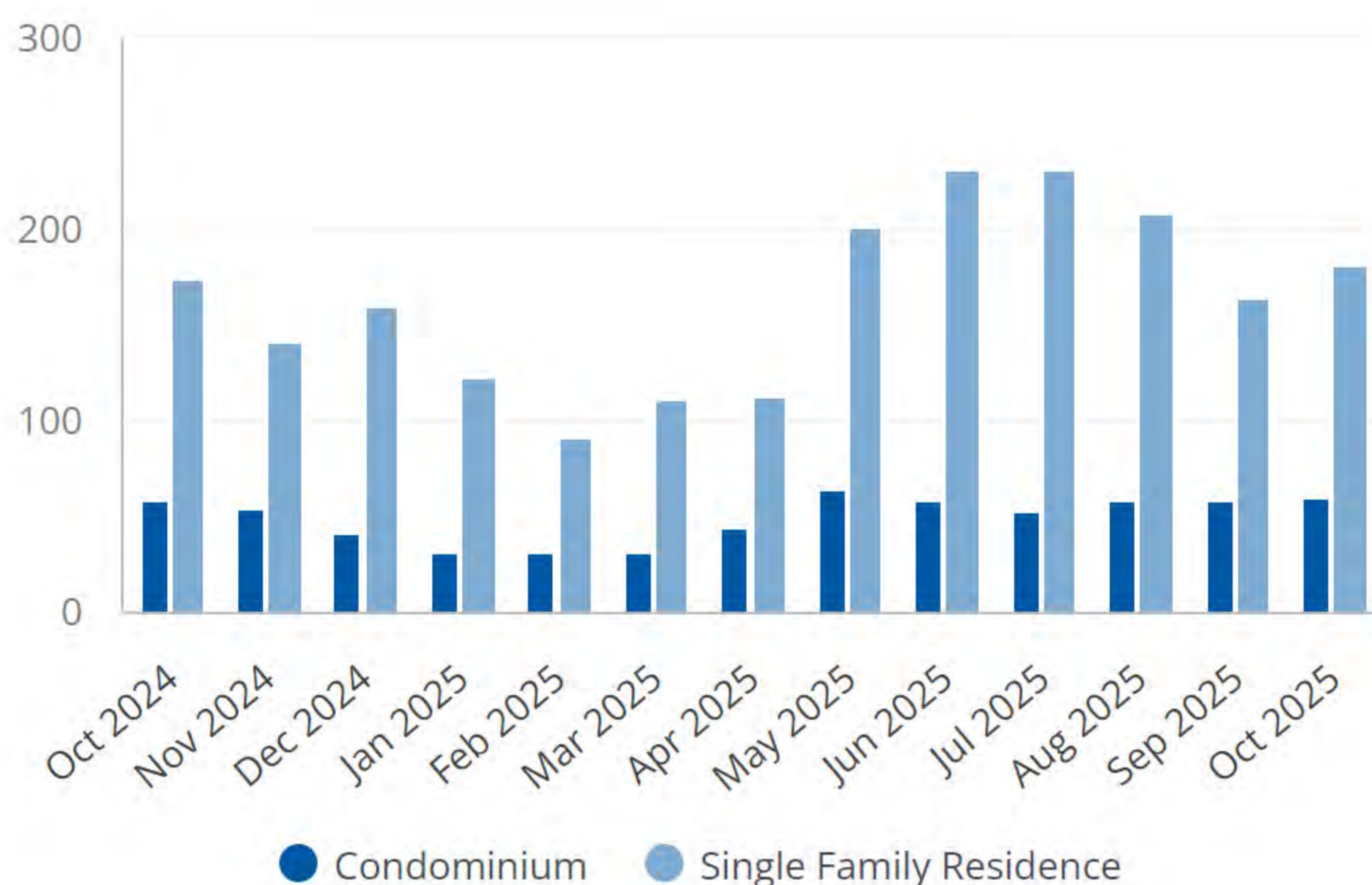
Single Family Homes

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$686,250	\$695,950	▼ -1.4%	\$670,000	▲ 2.4%	\$735,000	\$710,000	▲ 3.5%
Closed Sales	182	174	▲ 4.6%	165	▲ 10.3%	1,658	1,576	▲ 5.2%
New Listings	226	228	▼ -0.9%	259	▼ -12.7%	2,142	2,025	▲ 5.8%
Pending Sales	171	169	▲ 1.2%	166	▲ 3.0%	1,691	1,621	▲ 4.3%
Median Days on Market	20	20	▶ 0.0%	20	▶ 0.0%	19	18	▲ 5.6%
Price per Square Foot	\$367	\$368	▼ -0.4%	\$369	▼ -0.7%	\$370	\$360	▲ 2.8%
Sold to Original Price Ratio	99.2%	100.7%	▼ -1.5%	99.3%	▼ 0.0%	101.1%	101.9%	▼ -0.8%
Active Inventory	301	274	▲ 9.9%	283	▲ 6.4%	—	—	—
Months Supply of Inventory	1.7	1.6	▲ 5.0%	1.7	▼ -3.6%	—	—	—

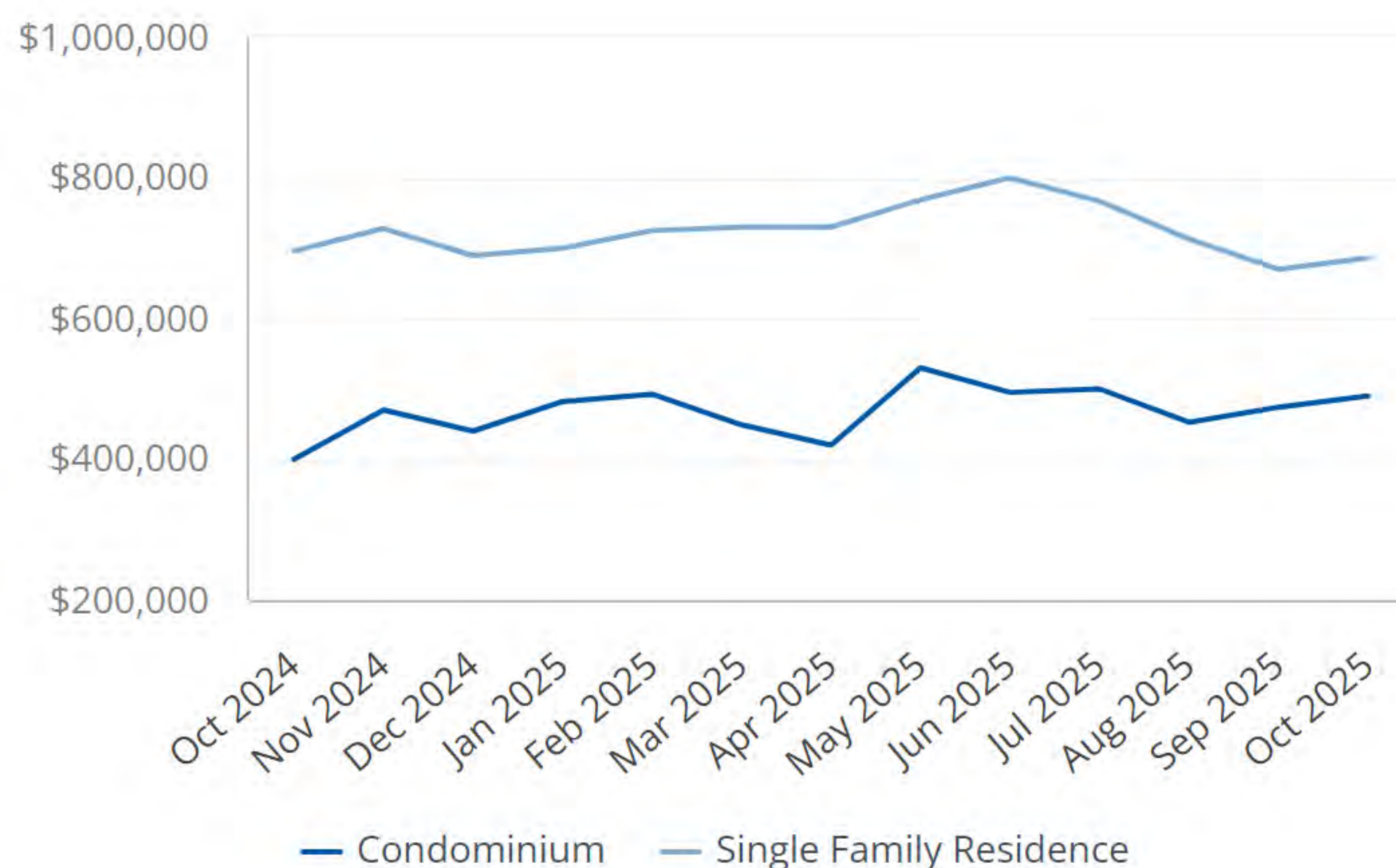
Condominiums

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$490,000	\$400,000	▲ 22.5%	\$474,000	▲ 3.4%	\$480,000	\$485,000	▼ -1.0%
Closed Sales	60	59	▲ 1.7%	58	▲ 3.4%	491	510	▼ -3.7%
New Listings	105	79	▲ 32.9%	82	▲ 28.0%	755	661	▲ 14.2%
Pending Sales	62	59	▲ 5.1%	62	▶ 0.0%	532	525	▲ 1.3%
Median Days on Market	19	19.5	▼ -2.6%	25.5	▼ -25.5%	20	19	▲ 5.3%
Price per Square Foot	\$366	\$339	▲ 8.0%	\$340	▲ 7.6%	\$348	\$335	▲ 4.0%
Sold to Original Price Ratio	99.2%	102.0%	▼ -2.7%	99.2%	▼ -0.1%	100.0%	101.7%	▼ -1.7%
Active Inventory	139	90	▲ 54.4%	114	▲ 21.9%	—	—	—
Months Supply of Inventory	2.3	1.5	▲ 51.9%	2.0	▲ 17.9%	—	—	—

Number of Closed Sales



Median Sales Price



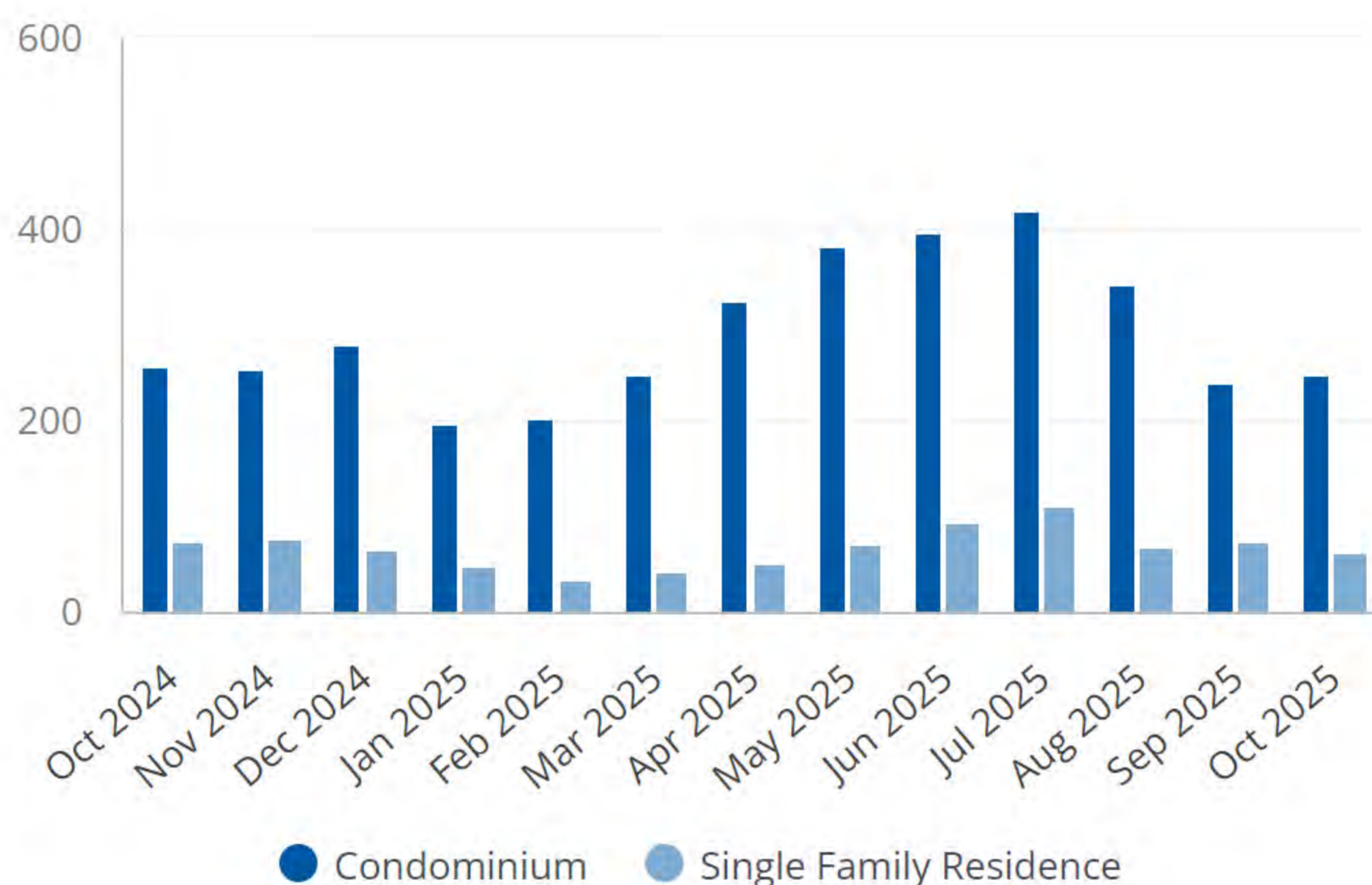
Single Family Homes

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$779,000	\$783,000	▼ -0.5%	\$755,000	▲ 3.2%	\$792,000	\$770,000	▲ 2.9%
Closed Sales	313	331	▼ -5.4%	314	▼ -0.3%	3,662	3,651	▲ 0.3%
New Listings	635	614	▲ 3.4%	1,026	▼ -38.1%	7,133	6,361	▲ 12.1%
Pending Sales	398	393	▲ 1.3%	299	▲ 33.1%	3,825	3,780	▲ 1.2%
Median Days on Market	28.5	27	▲ 5.6%	23	▲ 23.9%	24	23	▲ 4.3%
Price per Square Foot	\$684	\$716	▼ -4.5%	\$667	▲ 2.5%	\$733	\$734	▼ -0.1%
Sold to Original Price Ratio	96.7%	98.3%	▼ -1.6%	96.6%	▲ 0.0%	98.0%	98.7%	▼ -0.7%
Active Inventory	1,616	1,388	▲ 16.4%	1,684	▼ -4.0%	—	—	—
Months Supply of Inventory	5.2	4.2	▲ 23.1%	5.4	▼ -3.7%	—	—	—

Condominiums

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$768,750	\$781,500	▼ -1.6%	\$710,000	▲ 8.3%	\$765,000	\$754,000	▲ 1.5%
Closed Sales	250	258	▼ -3.1%	239	▲ 4.6%	3,003	2,989	▲ 0.5%
New Listings	509	515	▼ -1.2%	849	▼ -40.0%	6,018	5,393	▲ 11.6%
Pending Sales	302	300	▲ 0.7%	231	▲ 30.7%	3,101	3,079	▲ 0.7%
Median Days on Market	30	26.5	▲ 13.2%	27	▲ 11.1%	26	24	▲ 8.3%
Price per Square Foot	\$776	\$789	▼ -1.7%	\$756	▲ 2.6%	\$794	\$796	▼ -0.3%
Sold to Original Price Ratio	96.7%	97.7%	▼ -1.1%	96.1%	▲ 0.6%	97.6%	98.3%	▼ -0.8%
Active Inventory	1,400	1,240	▲ 12.9%	1,469	▼ -4.7%	—	—	—
Months Supply of Inventory	5.6	4.8	▲ 16.5%	6.1	▼ -8.9%	—	—	—

Number of Closed Sales



Median Sales Price



Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

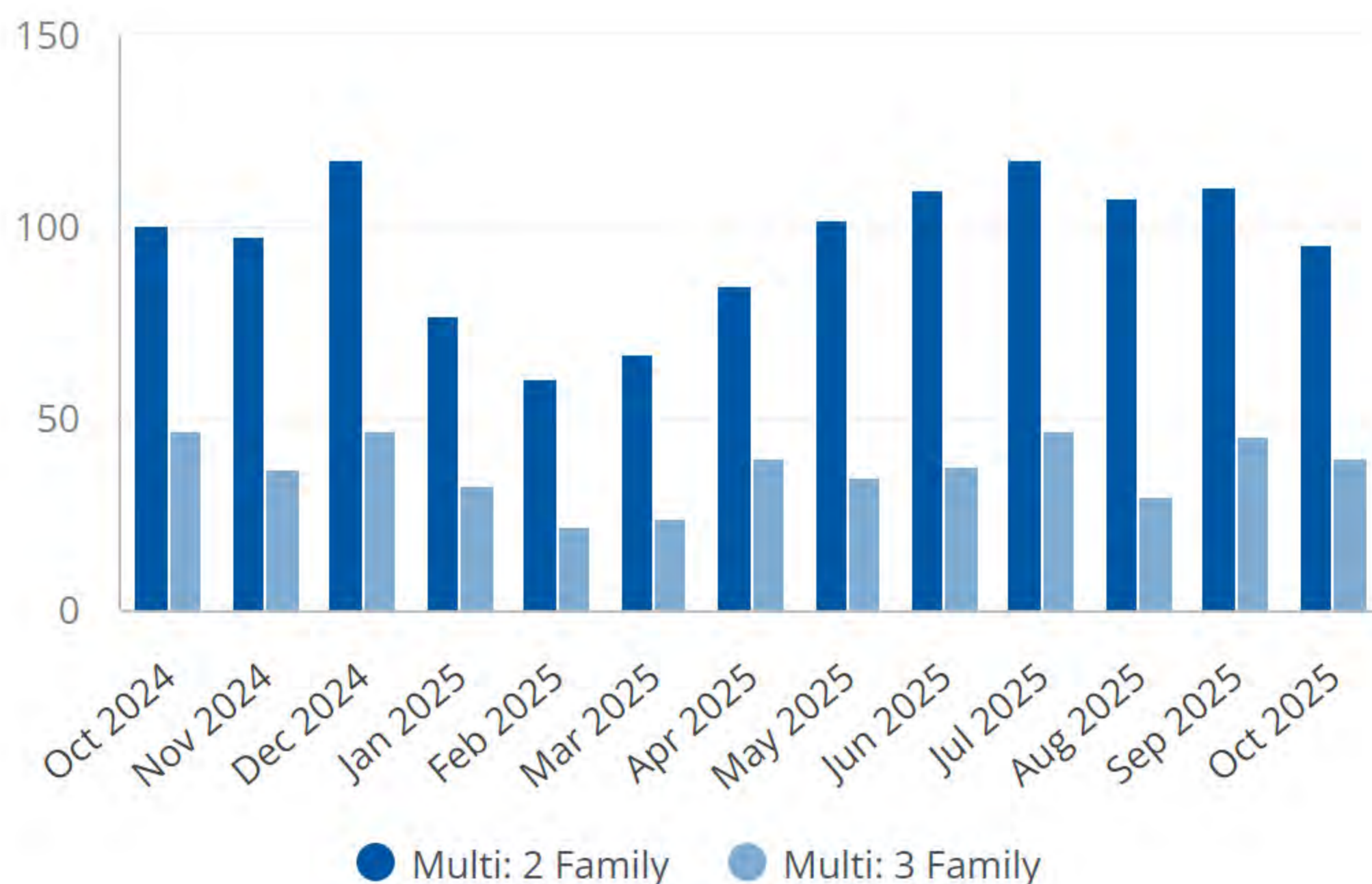
2 Family Homes

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,000,000	\$935,000	⬆️ 7.0%	\$1,030,000	⬇️ -2.9%	\$1,040,500	\$955,000	⬆️ 9.0%
Closed Sales	96	101	⬇️ -5.0%	111	⬇️ -13.5%	935	929	⬆️ 0.6%
New Listings	170	173	⬇️ -1.7%	207	⬇️ -17.9%	1,573	1,473	⬆️ 6.8%
Pending Sales	135	134	⬆️ 0.7%	111	⬆️ 21.6%	1,019	1,007	⬆️ 1.2%
Median Days on Market	26	19.5	⬆️ 33.3%	22	⬆️ 18.2%	20	17	⬆️ 17.6%
Price per Square Foot	\$397	\$375	⬆️ 5.9%	\$400	⬇️ -0.8%	\$404	\$388	⬆️ 4.1%
Sold to Original Price Ratio	98.7%	102.1%	⬇️ -3.4%	98.9%	⬇️ -0.2%	100.0%	101.9%	⬇️ -1.9%
Active Inventory	288	201	⬆️ 43.3%	290	⬇️ -0.7%	—	—	—
Months Supply of Inventory	3.0	2.0	⬆️ 50.7%	2.6	⬆️ 14.8%	—	—	—

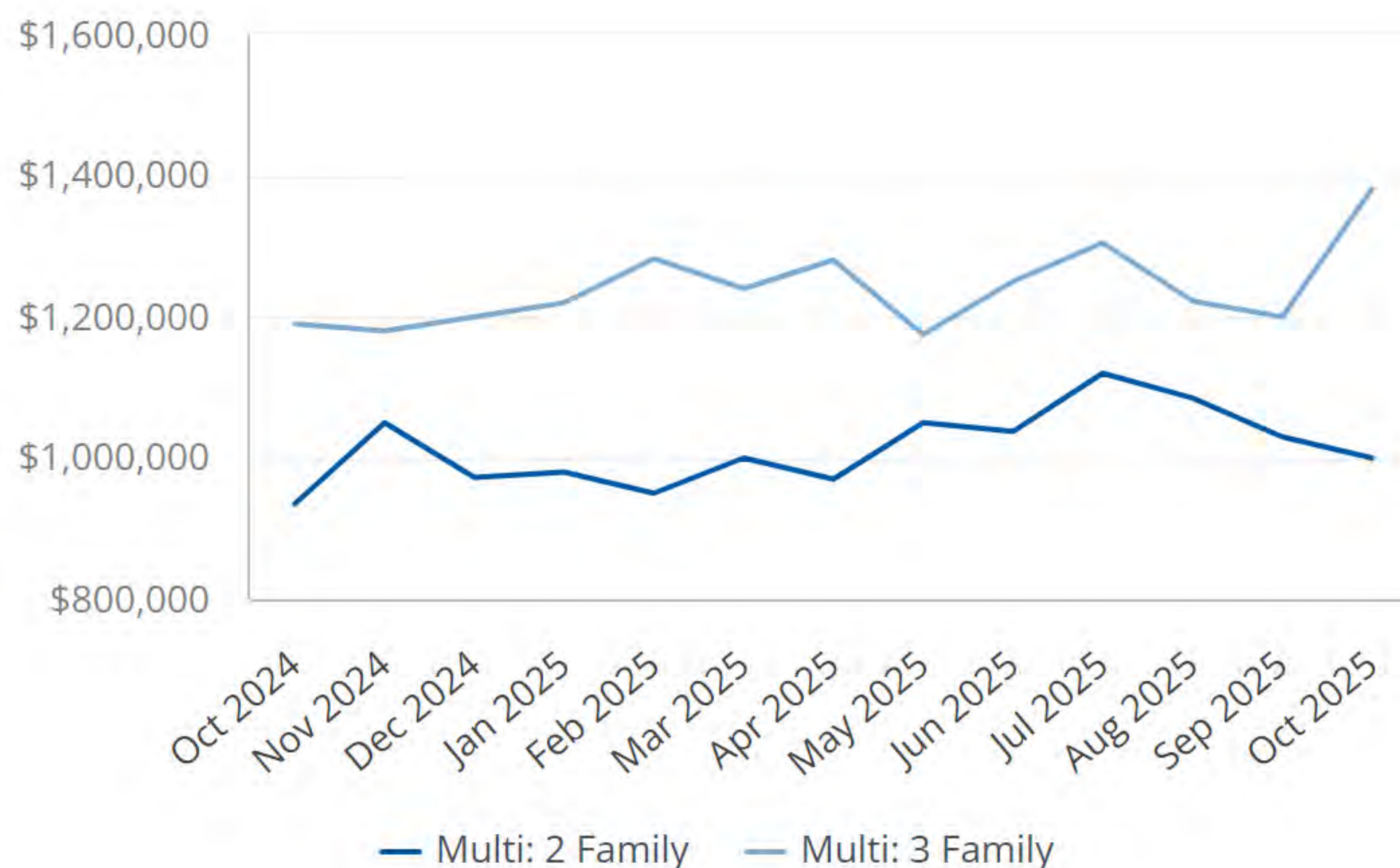
3 Family Homes

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,381,000	\$1,190,000	⬆️ 16.1%	\$1,200,000	⬆️ 15.1%	\$1,260,000	\$1,217,995	⬆️ 3.4%
Closed Sales	40	47	⬇️ -14.9%	46	⬇️ -13.0%	355	369	⬇️ -3.8%
New Listings	95	75	⬆️ 26.7%	81	⬆️ 17.3%	691	609	⬆️ 13.5%
Pending Sales	55	48	⬆️ 14.6%	36	⬆️ 52.8%	382	388	⬇️ -1.5%
Median Days on Market	24	19	⬆️ 26.3%	23	⬆️ 4.3%	22	20	⬆️ 10.0%
Price per Square Foot	\$393	\$338	⬆️ 16.1%	\$357	⬆️ 9.9%	\$373	\$370	⬆️ 0.8%
Sold to Original Price Ratio	93.6%	99.9%	⬇️ -6.2%	98.8%	⬇️ -5.2%	98.1%	98.6%	⬇️ -0.6%
Active Inventory	158	101	⬆️ 56.4%	137	⬆️ 15.3%	—	—	—
Months Supply of Inventory	3.9	2.1	⬆️ 83.8%	3.0	⬆️ 32.6%	—	—	—

Number of Closed Sales



Median Sales Price



Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

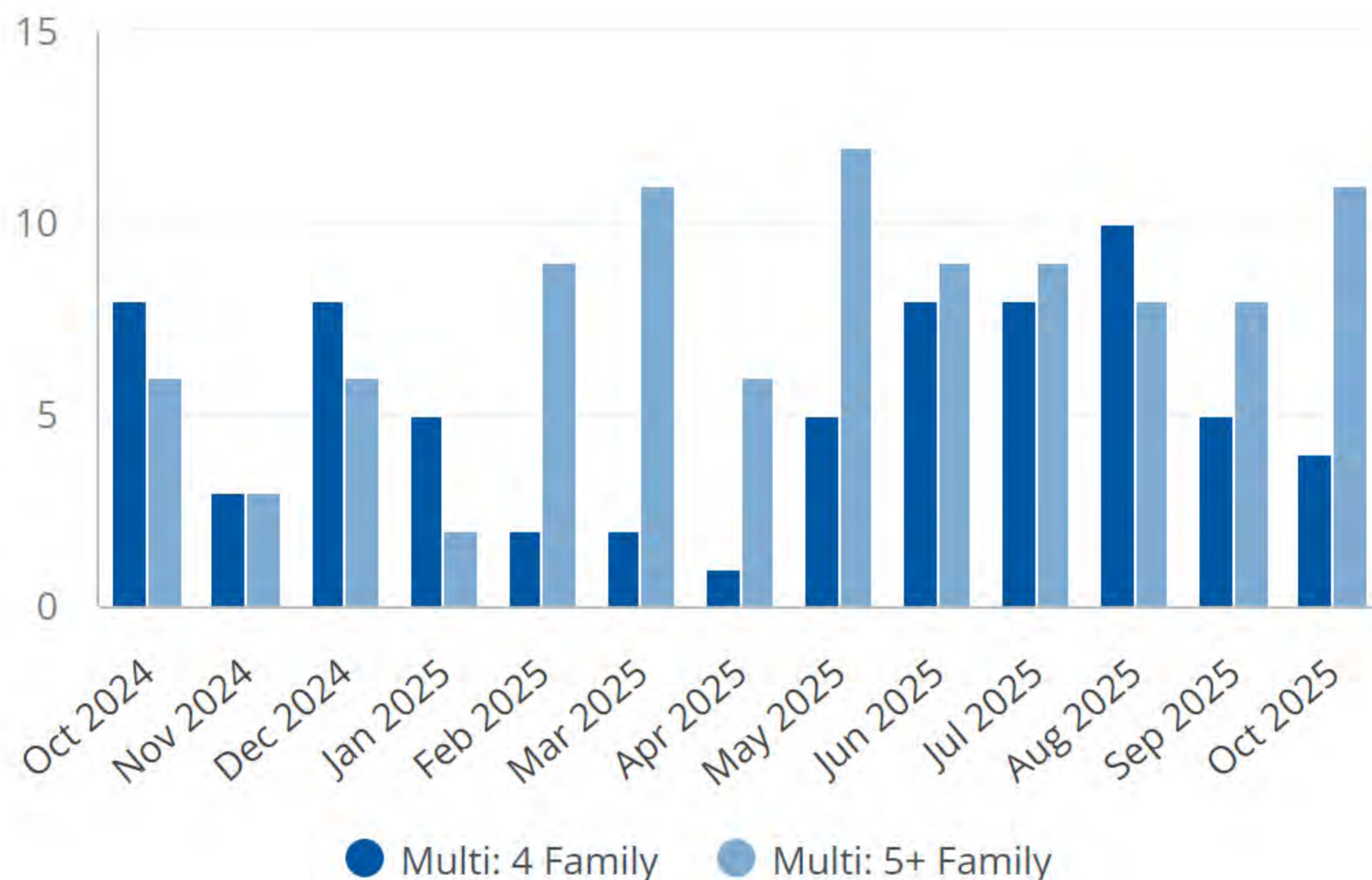
4 Family Homes

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,925,000	\$1,500,000	⬆️ 28.3%	\$1,500,000	⬆️ 28.3%	\$1,552,200	\$1,525,000	⬆️ 1.8%
Closed Sales	4	8	⬇️ -50.0%	5	⬇️ -20.0%	50	59	⬇️ -15.3%
New Listings	17	17	➡️ 0.0%	9	⬆️ 88.9%	124	121	⬆️ 2.5%
Pending Sales	14	4	⬆️ 250.0%	5	⬆️ 180.0%	58	53	⬆️ 9.4%
Median Days on Market	24	24	➡️ 0.0%	63	⬇️ -61.9%	26	32	⬇️ -18.8%
Price per Square Foot	\$569	\$451	⬆️ 26.3%	\$452	⬆️ 25.9%	\$430	\$399	⬆️ 7.9%
Sold to Original Price Ratio	94.4%	100.4%	⬇️ -5.9%	93.0%	⬆️ 1.6%	96.5%	97.1%	⬇️ -0.6%
Active Inventory	25	33	⬇️ -24.2%	26	⬇️ -3.8%	—	—	—
Months Supply of Inventory	6.2	4.1	⬆️ 51.3%	5.2	⬆️ 20.1%	—	—	—

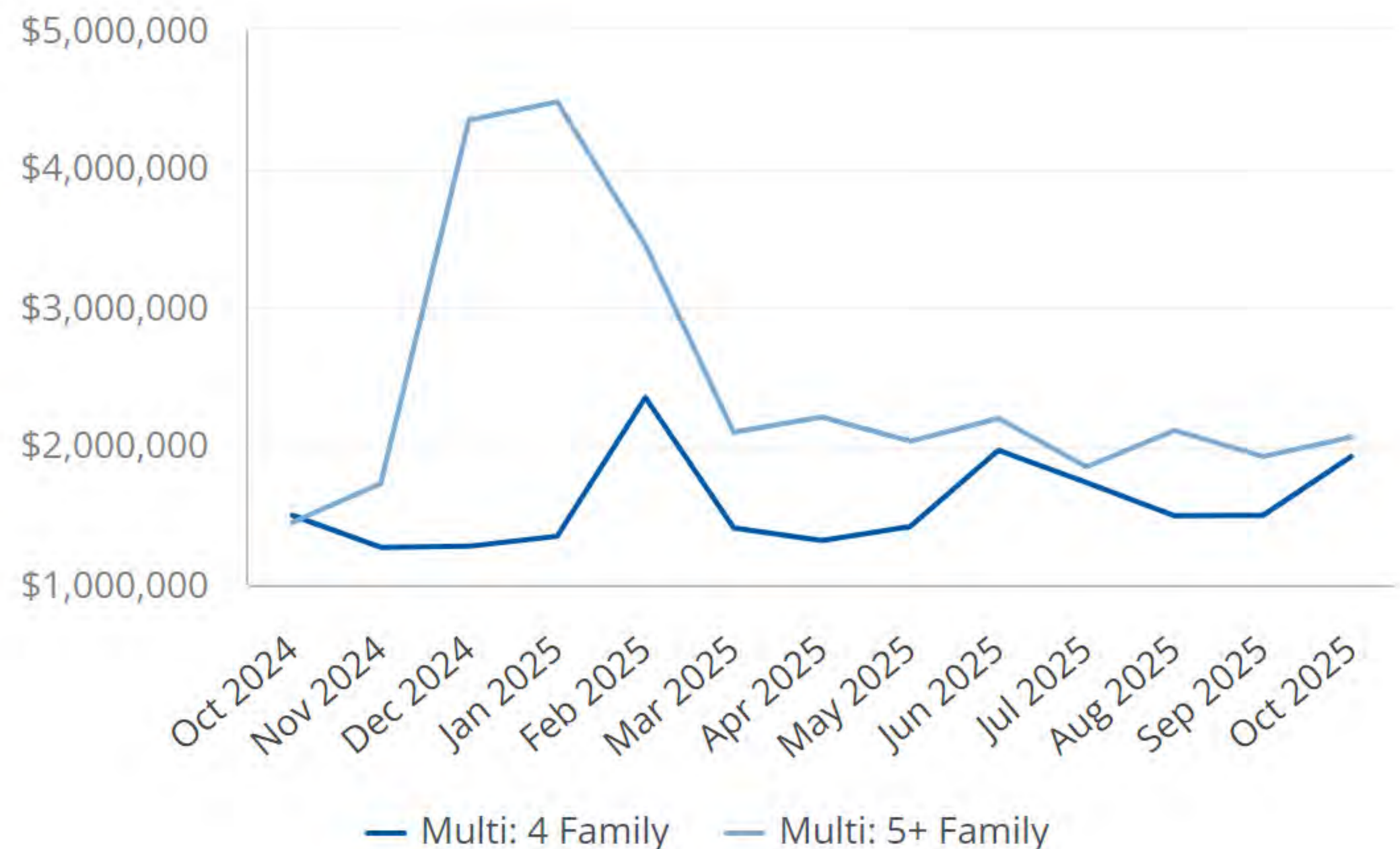
5+ Family Homes

	Oct 2025	Oct 2024	YoY	Sep 2025	MoM	2025	2024	YTD
Median Sales Price	\$2,065,000	\$1,450,000	⬆️ 42.4%	\$1,925,000	⬆️ 7.3%	\$2,200,000	\$2,375,000	⬇️ -7.4%
Closed Sales	11	6	⬆️ 83.3%	8	⬆️ 37.5%	85	66	⬆️ 28.8%
New Listings	31	14	⬆️ 121.4%	30	⬆️ 3.3%	258	177	⬆️ 45.8%
Pending Sales	6	7	⬇️ -14.3%	8	⬇️ -25.0%	94	69	⬆️ 36.2%
Median Days on Market	42	50	⬆️ -16.0%	35.5	⬆️ 18.3%	42	52	⬇️ -19.2%
Price per Square Foot	\$405	\$250	⬆️ 62.0%	\$412	⬇️ -1.6%	\$396	\$427	⬇️ -7.3%
Sold to Original Price Ratio	97.8%	95.6%	⬆️ 2.3%	94.3%	⬆️ 3.6%	95.4%	96.8%	⬇️ -1.5%
Active Inventory	85	60	⬆️ 41.7%	78	⬆️ 9.0%	—	—	—
Months Supply of Inventory	7.7	10.0	⬇️ -22.7%	9.7	⬇️ -20.7%	—	—	—

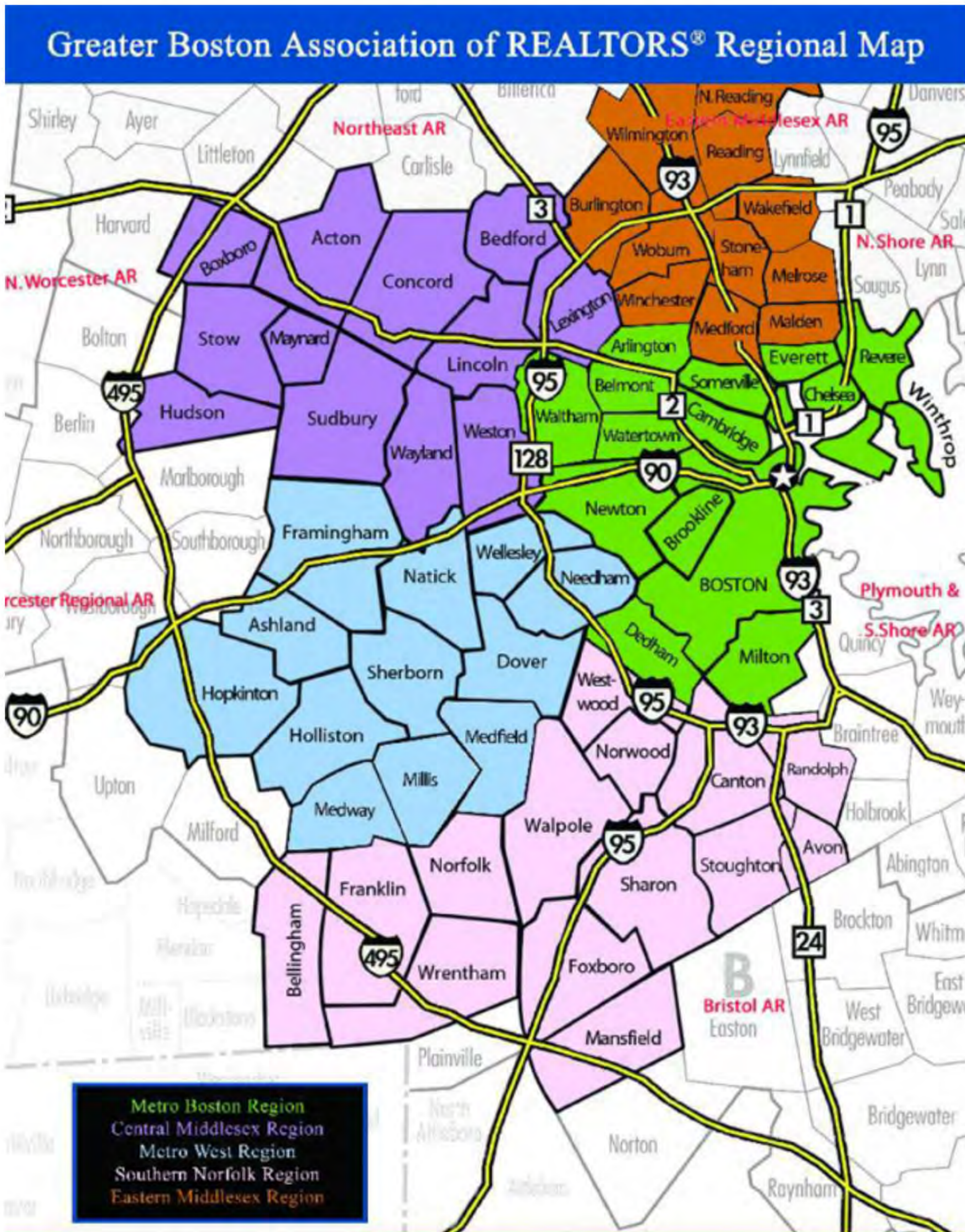
Number of Closed Sales



Median Sales Price



GBAR JURISDICTIONAL AREA



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