

MONTHLY MARKET INSIGHTS REPORT

May 2025

Single-Family Homes

The 1,075 homes sold was the sixteenth highest sales volume on record for the month while experiencing a 3.2% increase from the 1,010 homes sold in May 2024. The median sales price reached a record-high for the month of May at \$980,000 which was a 6.4% increase from the May 2024 median sales prices of \$950,000.

Condominiums

With 948 condos sold, it was the sixteenth most active May on record in Greater Boston, rising a modest 0.9% from the 940 units sold in May 2024. The median sales price of condos rose 4.8% from \$715,000 in May 2024 to \$749,500 this year.

Multi-Family Homes

This month, there were 150 multi-family units sold in Greater Boston, which reflects a 9.4% increase in sales volume from the 137 multifamily units sold in May 2024.



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Greater Boston Association of REALTORS®

A division of the Greater Boston Real Estate Board

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Data thru 06/09/25

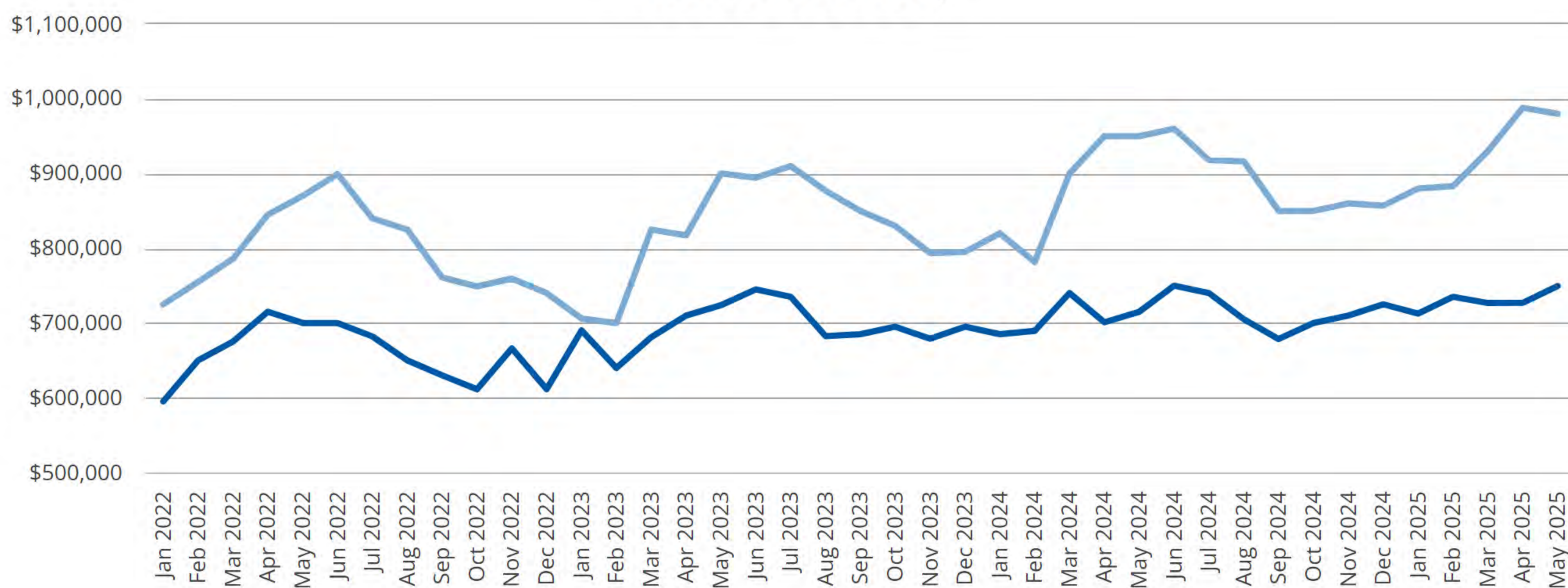
Median Sales Price



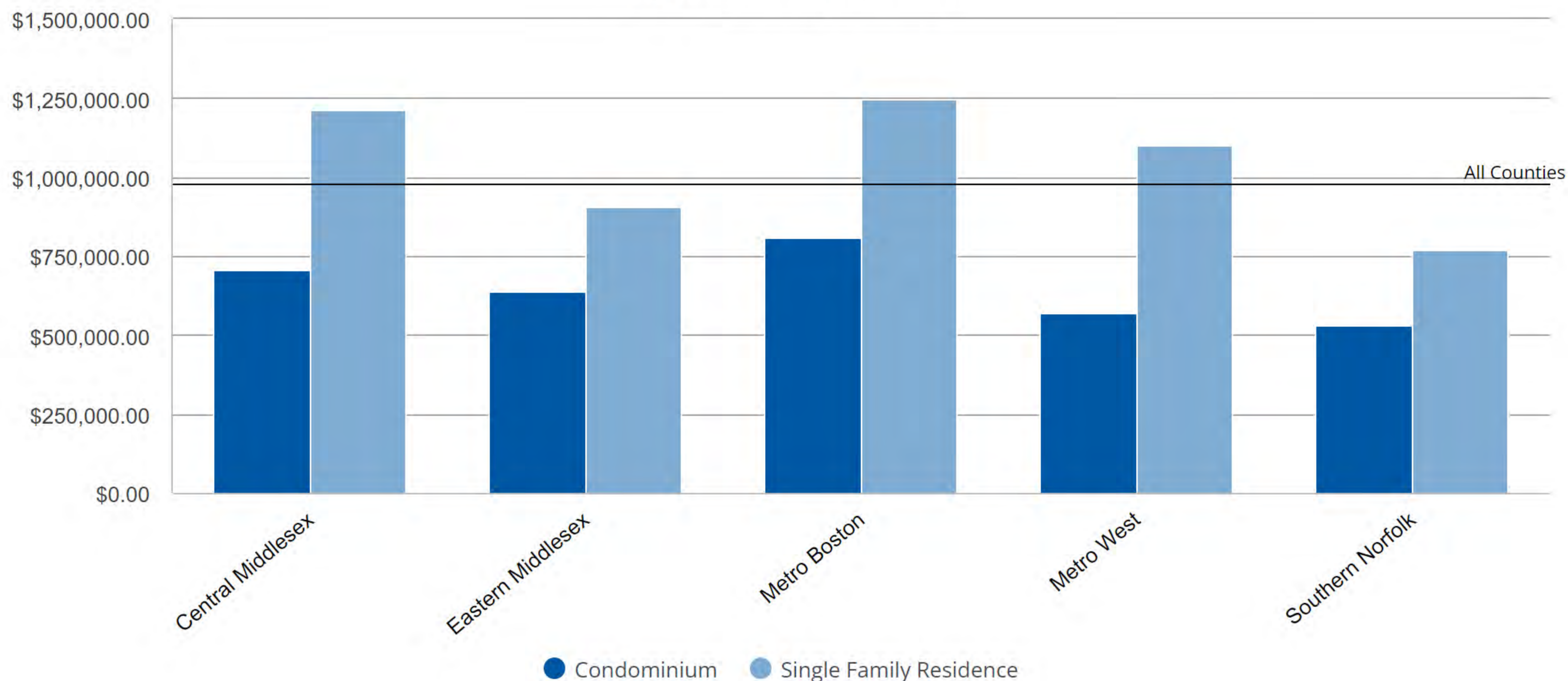
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	May 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	\$980,000	⚡ -0.8%	⬆️ 3.2%	⬆️ 6.7%
CONDO	\$749,500	⬆️ 3.1%	⬆️ 4.8%	⬆️ 3.1%

Historical Activity



Region Comparison



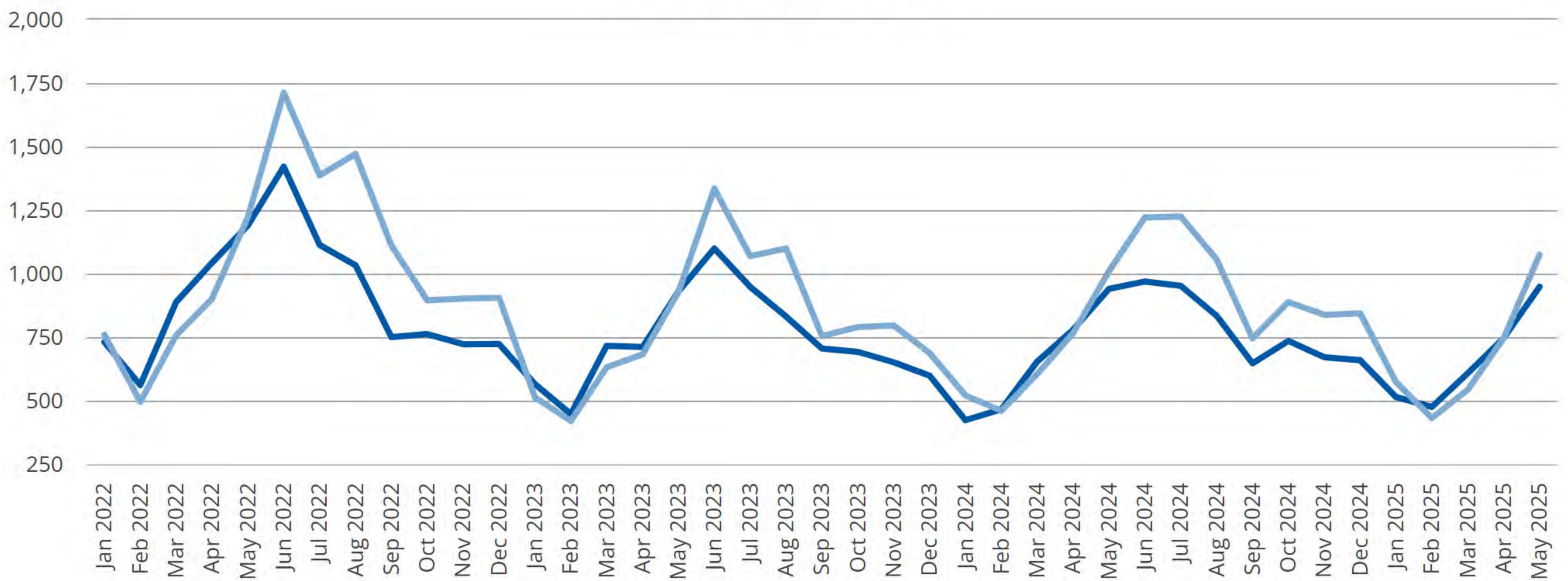
Closed Sales



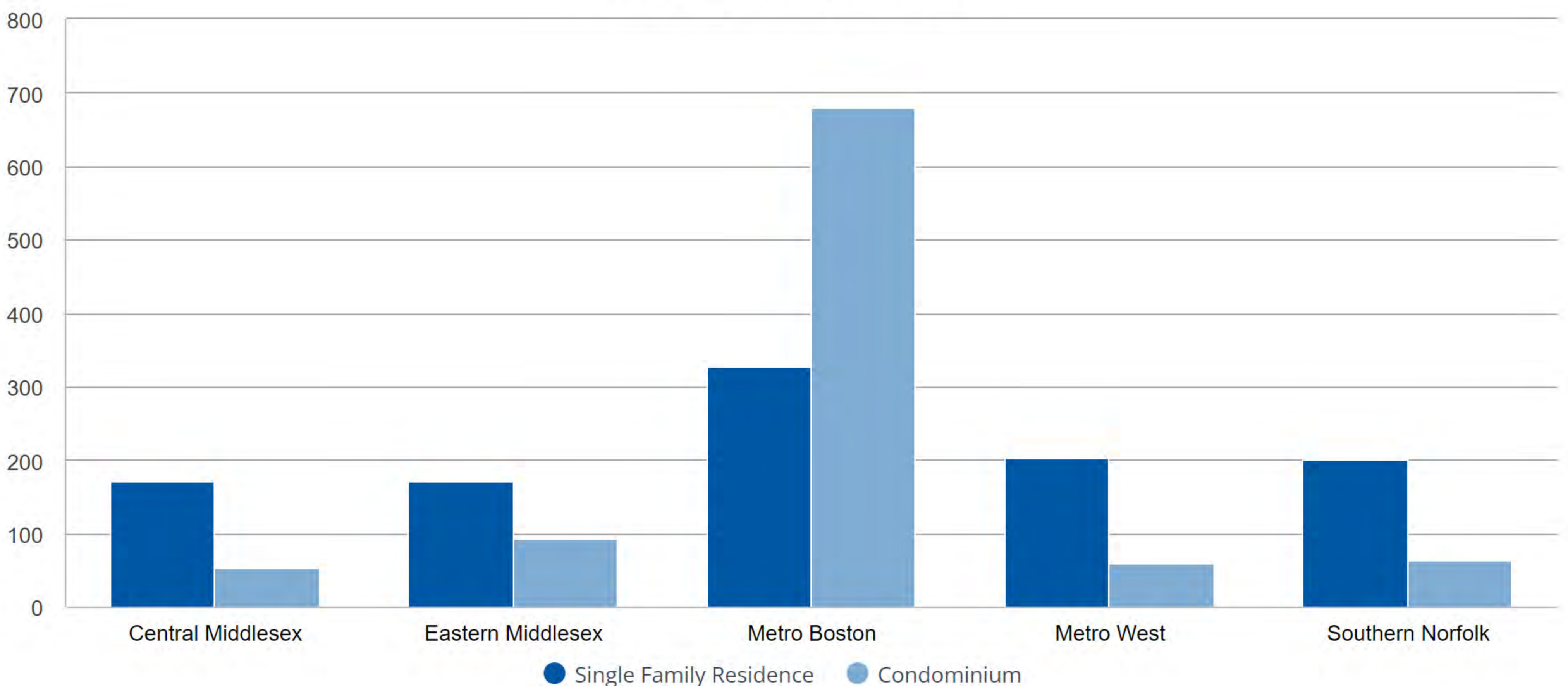
The number of properties that sold.

	May 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,075	⬆️ 44.1%	⬆️ 6.4%	⬆️ 0.2%
CONDO	948	⬆️ 27.1%	⬆️ 0.9%	⬆️ 0.9%

Historical Activity



Region Comparison



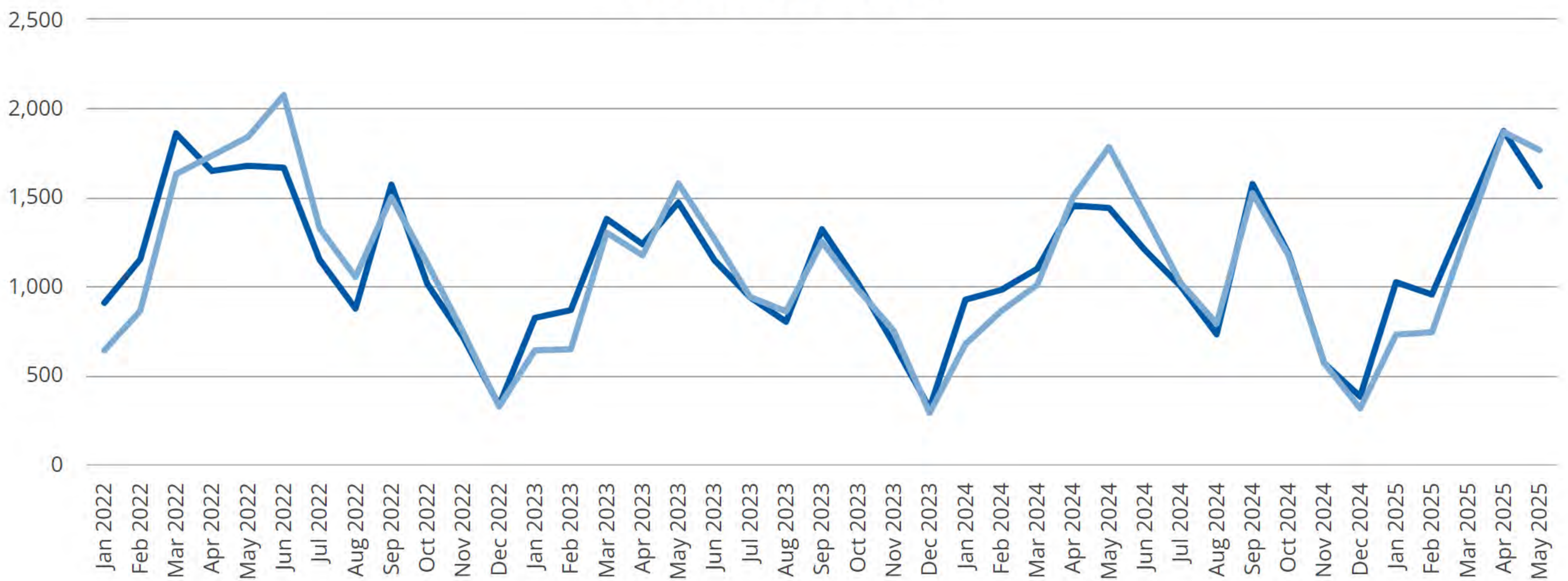
New Listings



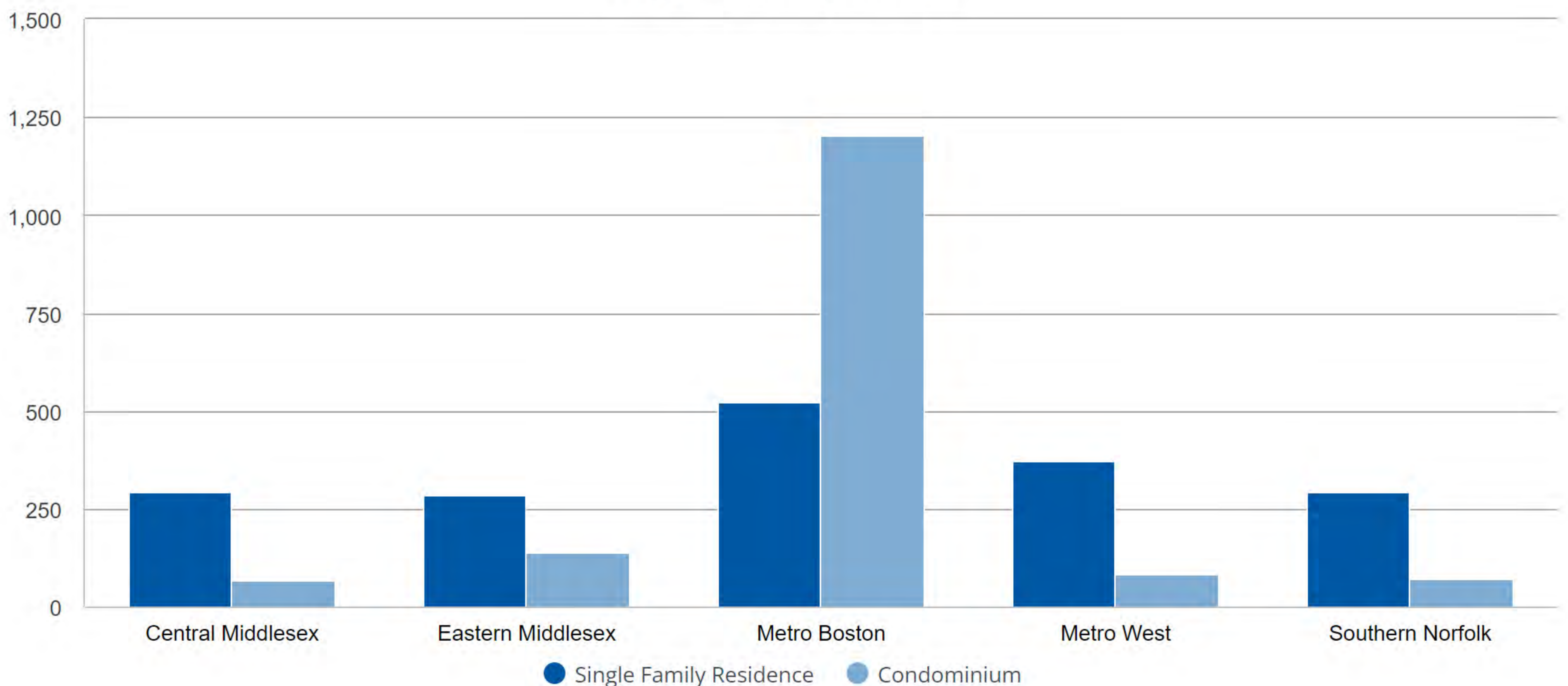
The number of properties listed regardless of current status.

	May 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,766	⚡ -5.5%	⚡ -1.0%	⚡ 10.0%
CONDO	1,563	⚡ -16.6%	⚡ 8.5%	⚡ 15.8%

Historical Activity



Region Comparison



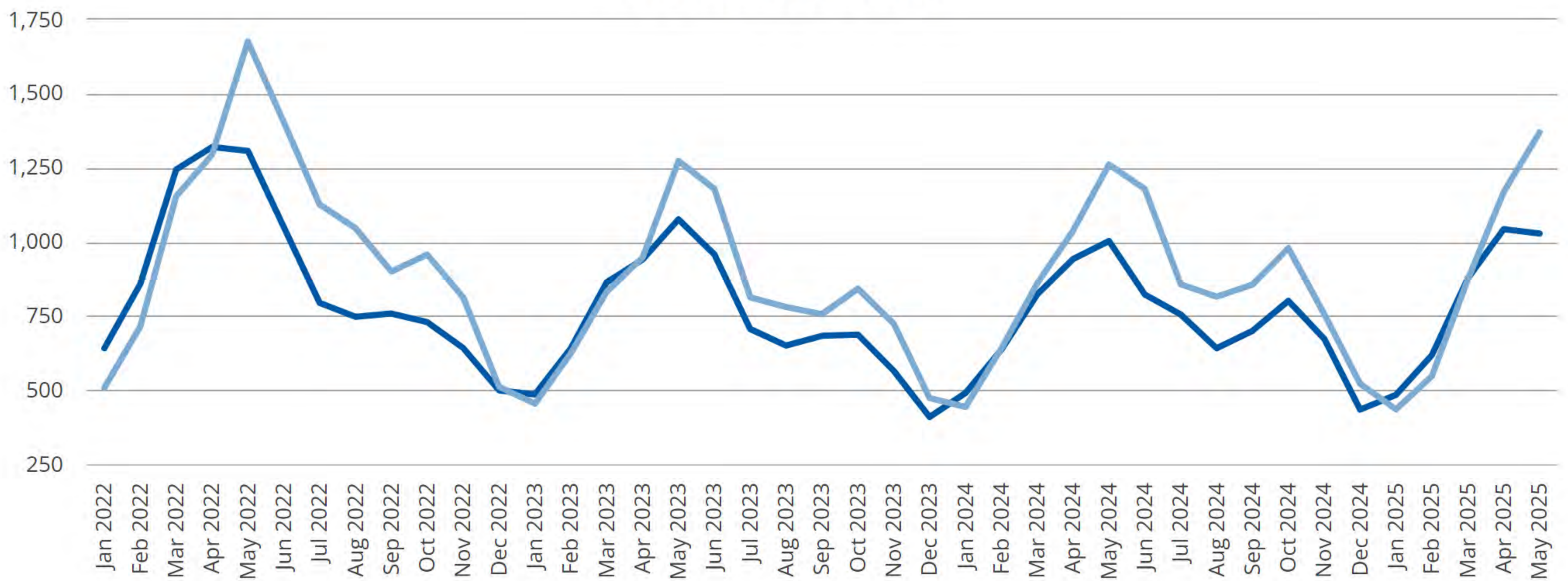
Pending Sales



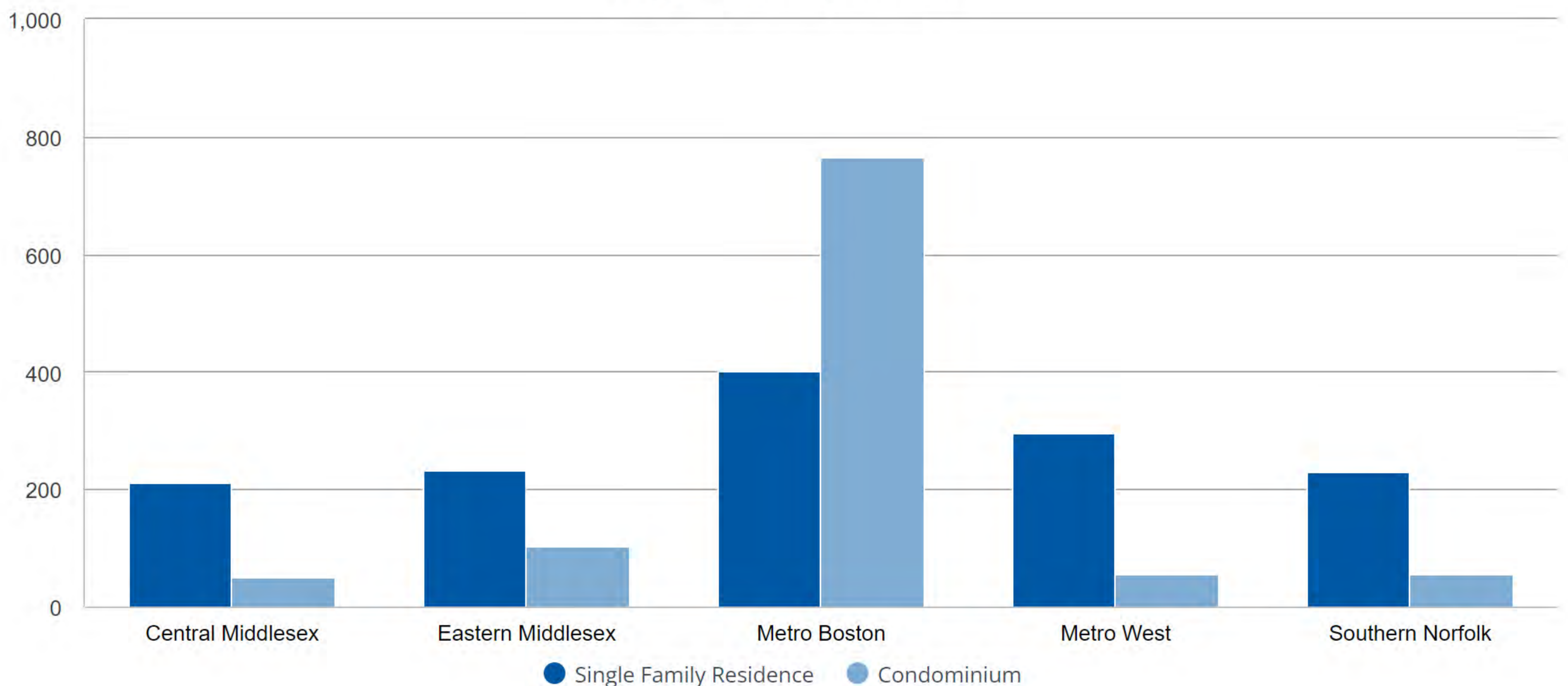
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	May 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,369	⬆️ 17.2%	⬆️ 8.6%	⬆️ 3.5%
CONDO	1,028	⬆️ -1.4%	⬆️ 2.5%	⬆️ 4.0%

Historical Activity



Region Comparison



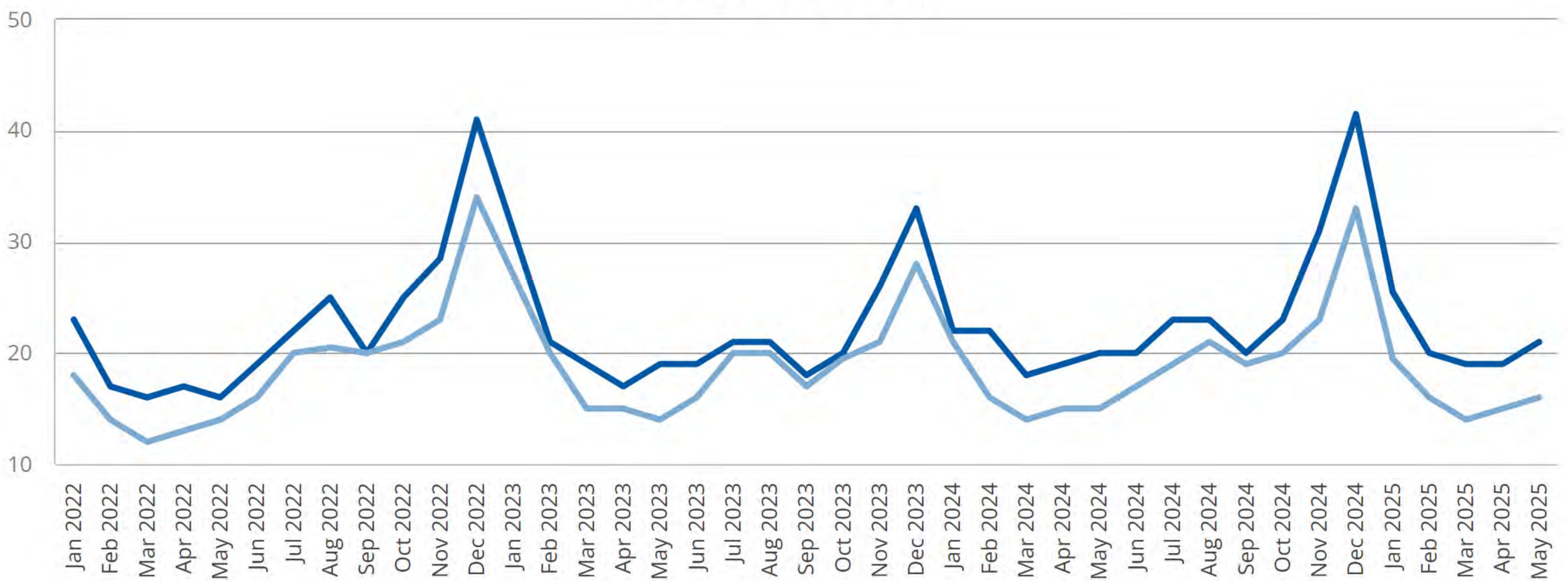
Days on Market



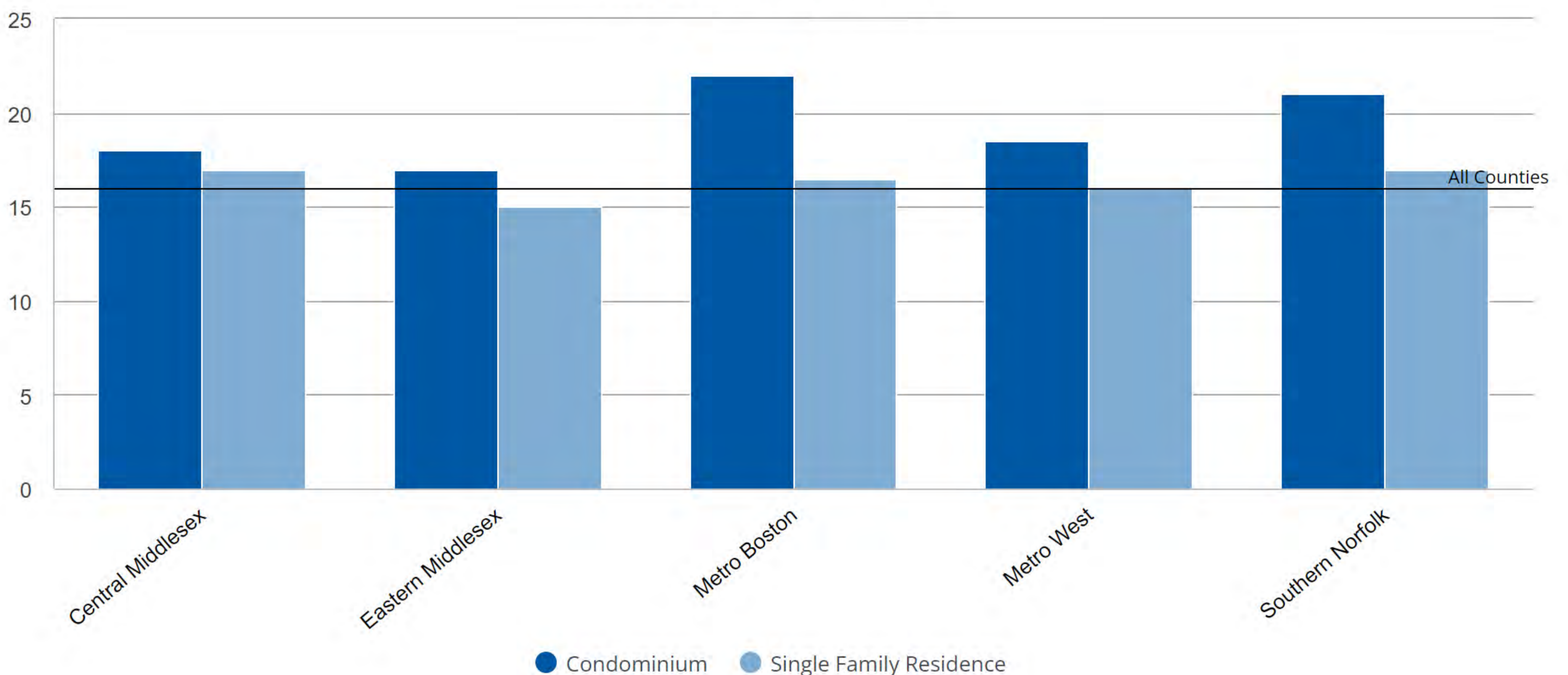
The median number of days between when a property is listed and the purchase contract date.

	May 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	16	⬆️ 6.7%	⬆️ 6.7%	⬆️ 6.7%
CONDO	21	⬆️ 10.5%	⬆️ 5.0%	⬆️ 5.3%

Historical Activity



Region Comparison



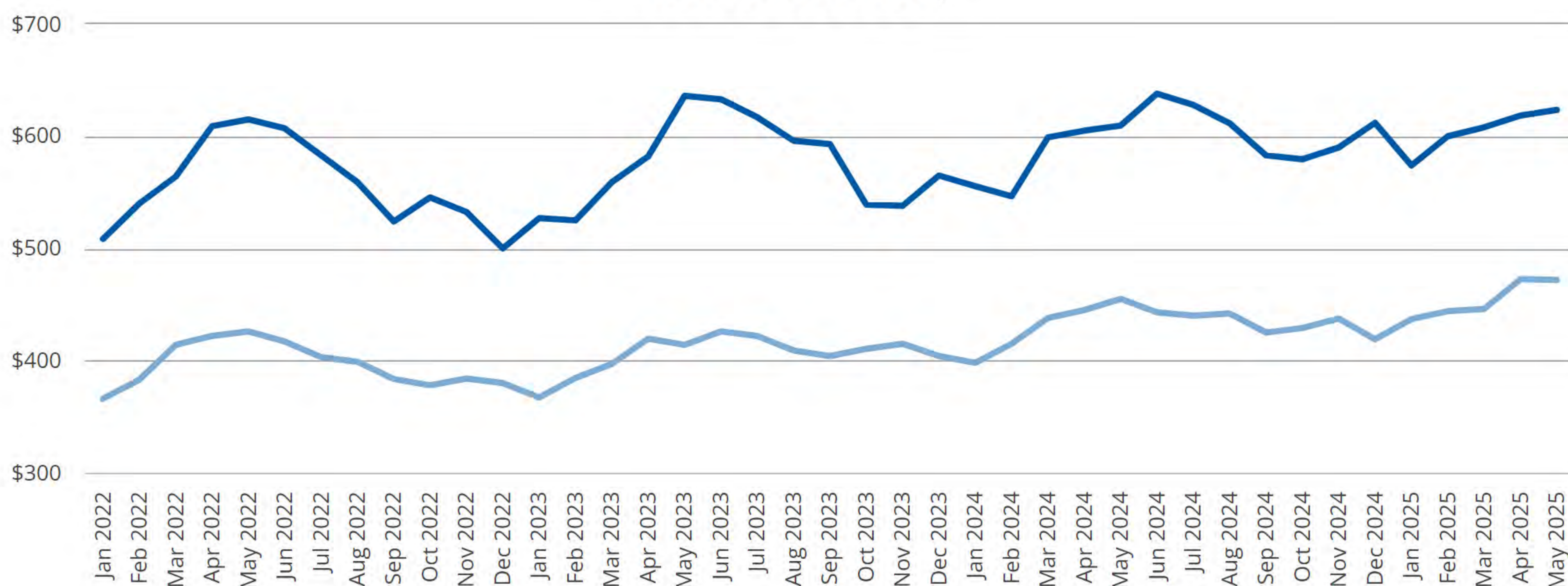
Price per Square Foot



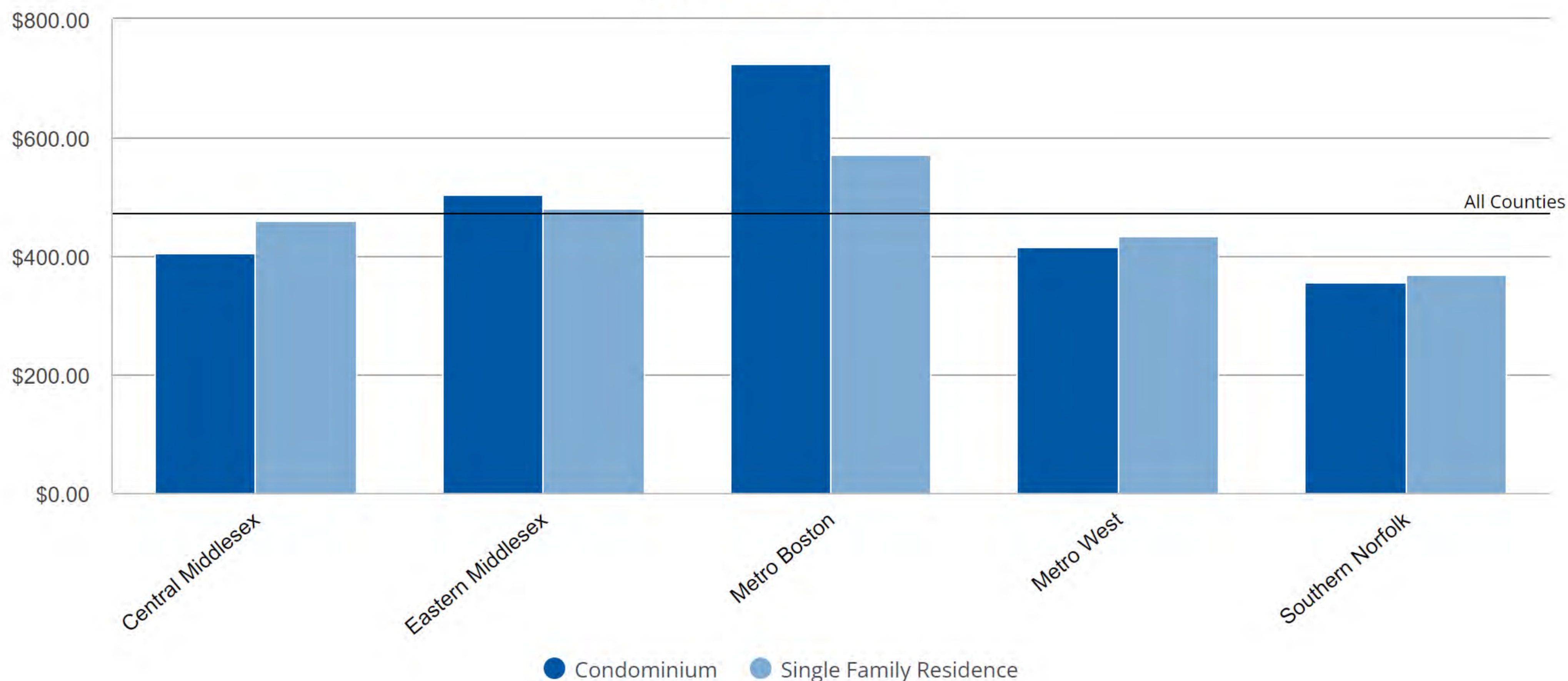
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	May 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	\$472	⚡ -0.1%	⬆️ 3.7%	⬆️ 4.6%
CONDO	\$624	⬆️ 0.8%	⬆️ 2.3%	⬆️ 2.5%

Historical Activity



Region Comparison



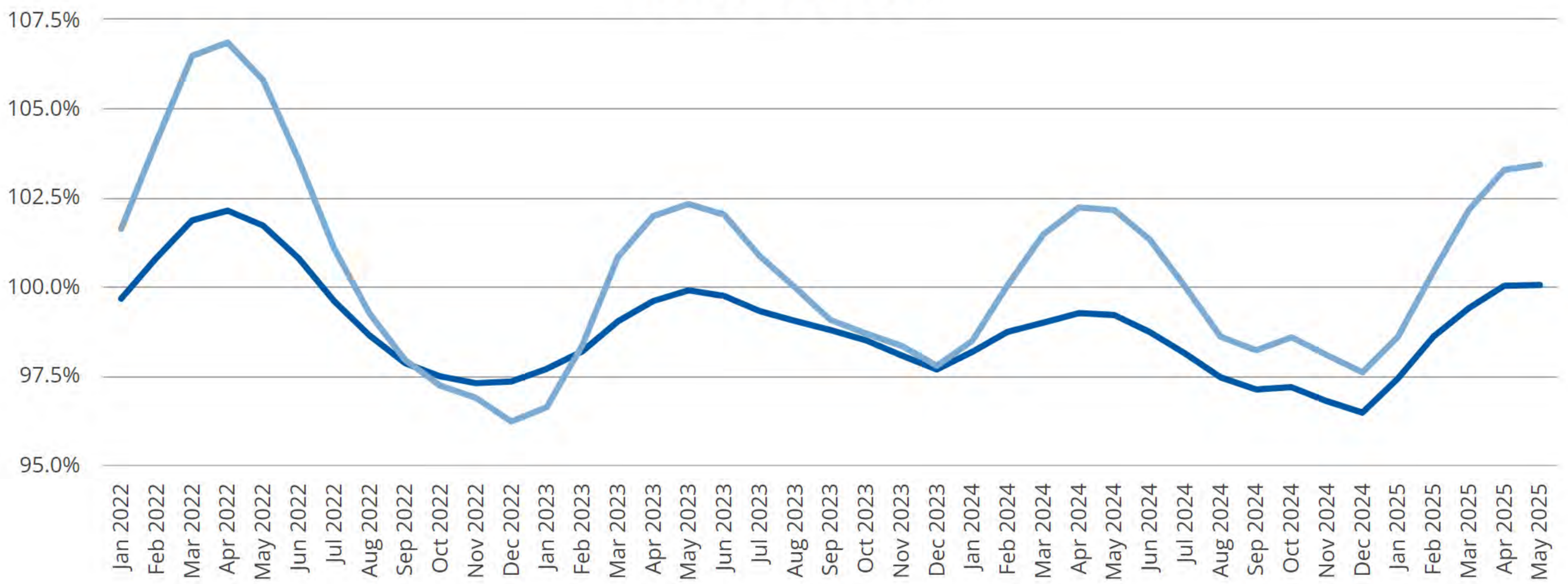
Sold to Original Price Ratio



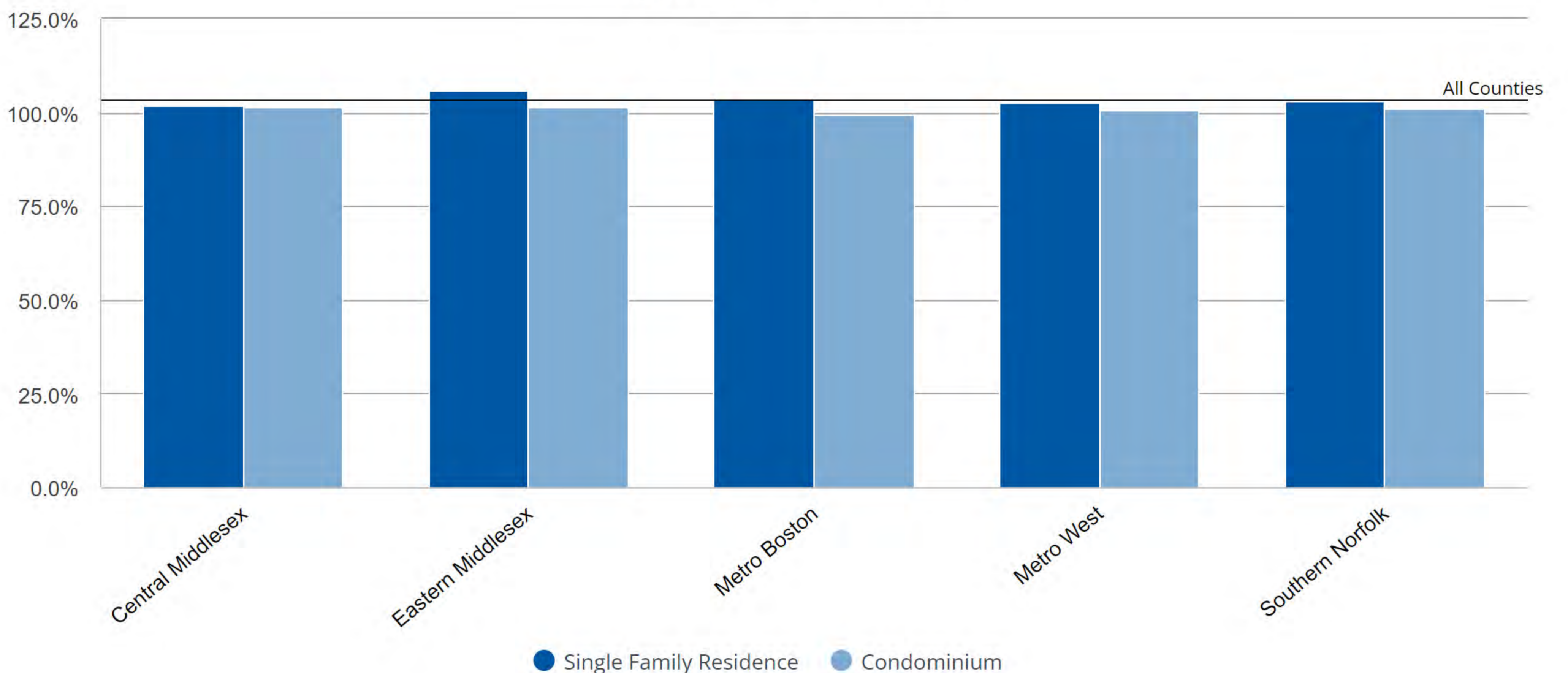
The average of the sales price divided by the original list price expressed as a percentage.

	May 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	103.4%	⬆️ 0.1%	⬆️ 1.3%	⬆️ 0.4%
CONDO	100.0%	⬆️ 0.0%	⬆️ 0.8%	⬆️ 0.1%

Historical Activity



Region Comparison



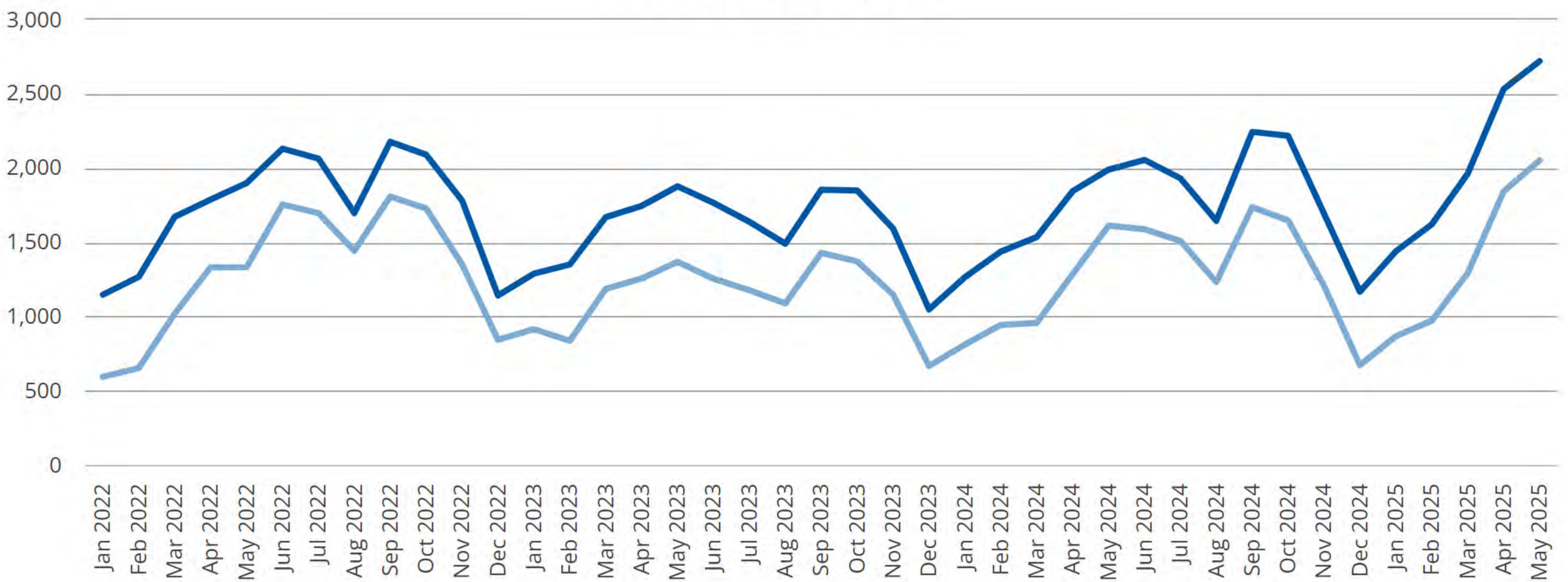
Active Inventory



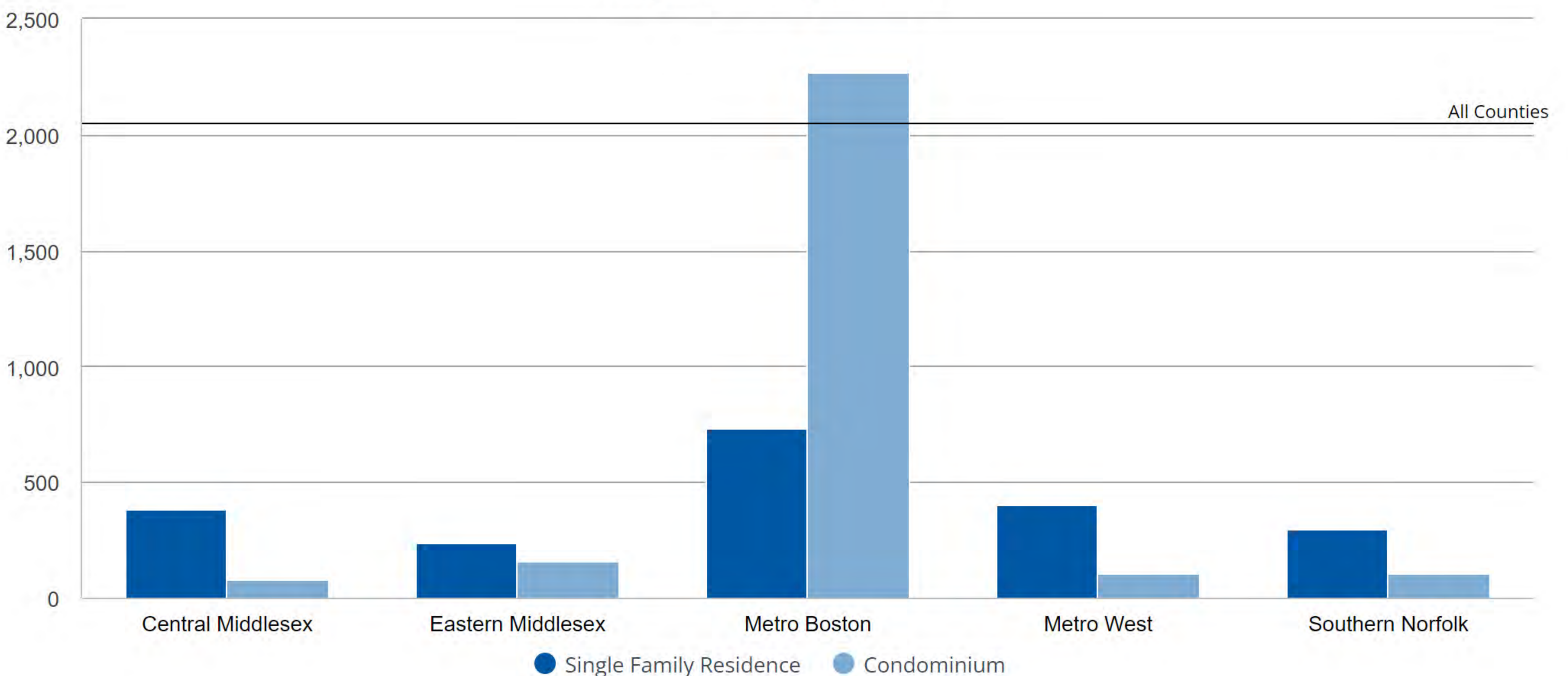
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	May 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	2,051	⬆️ 11.3%	⬆️ 27.2%	—
CONDO	2,720	⬆️ 7.4%	⬆️ 36.7%	—

Historical Activity



Region Comparison



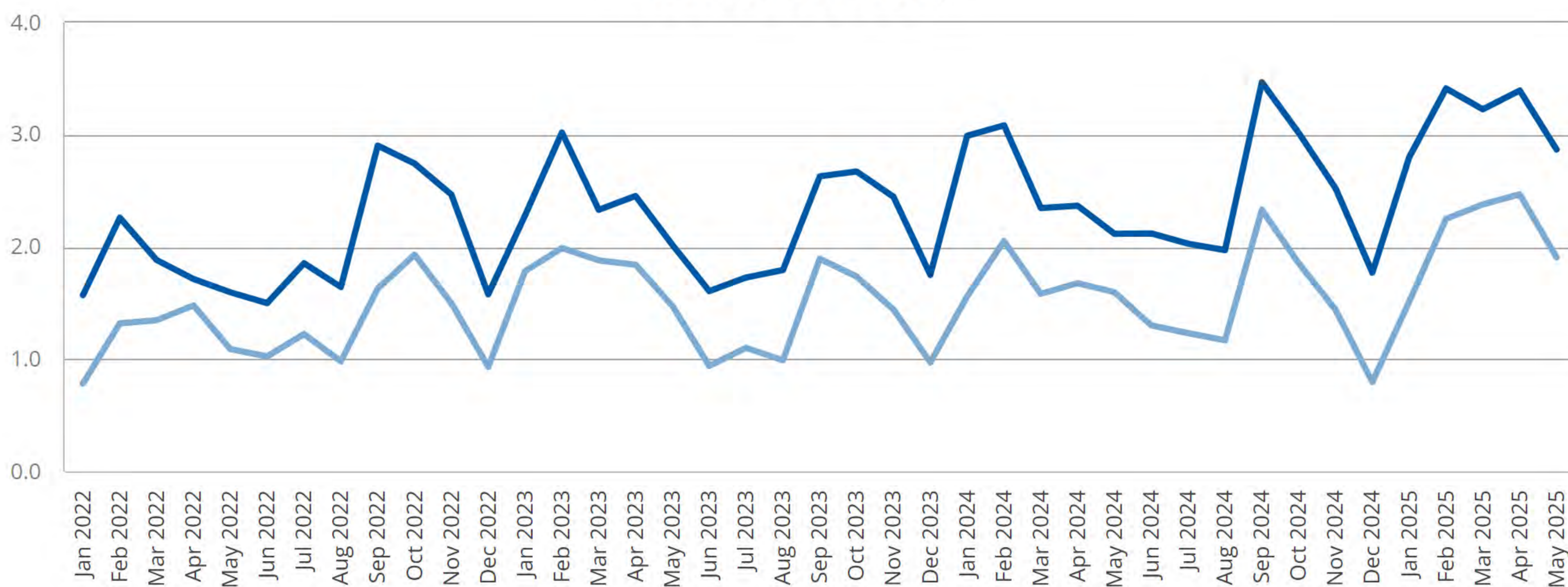
Months Supply of Inventory



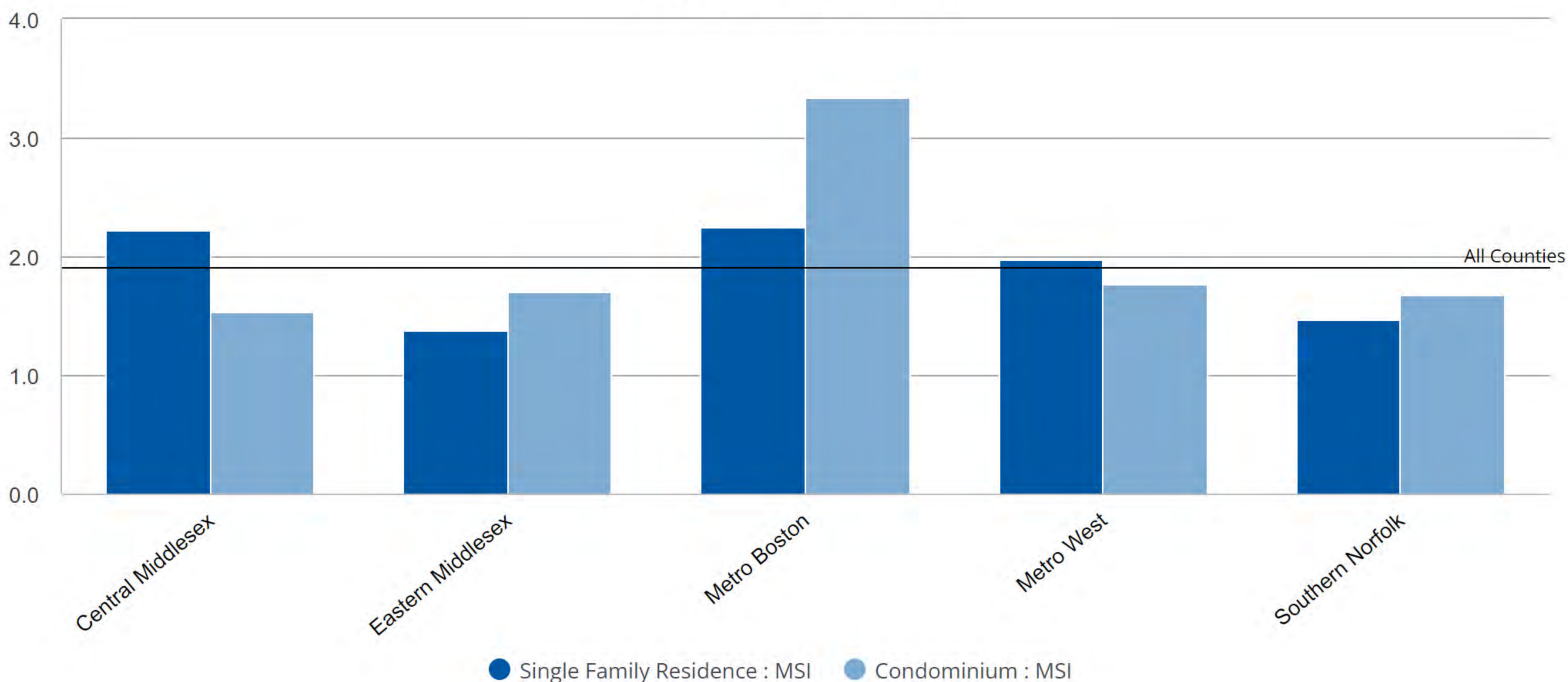
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	May 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1.9	⚡ -22.7%	⬆️ 19.5%	—
CONDO	2.9	⚡ -15.5%	⬆️ 35.5%	—

Historical Activity



Region Comparison



Greater Boston Market Summary



Includes all 64 towns within the GBAR jurisdictional area

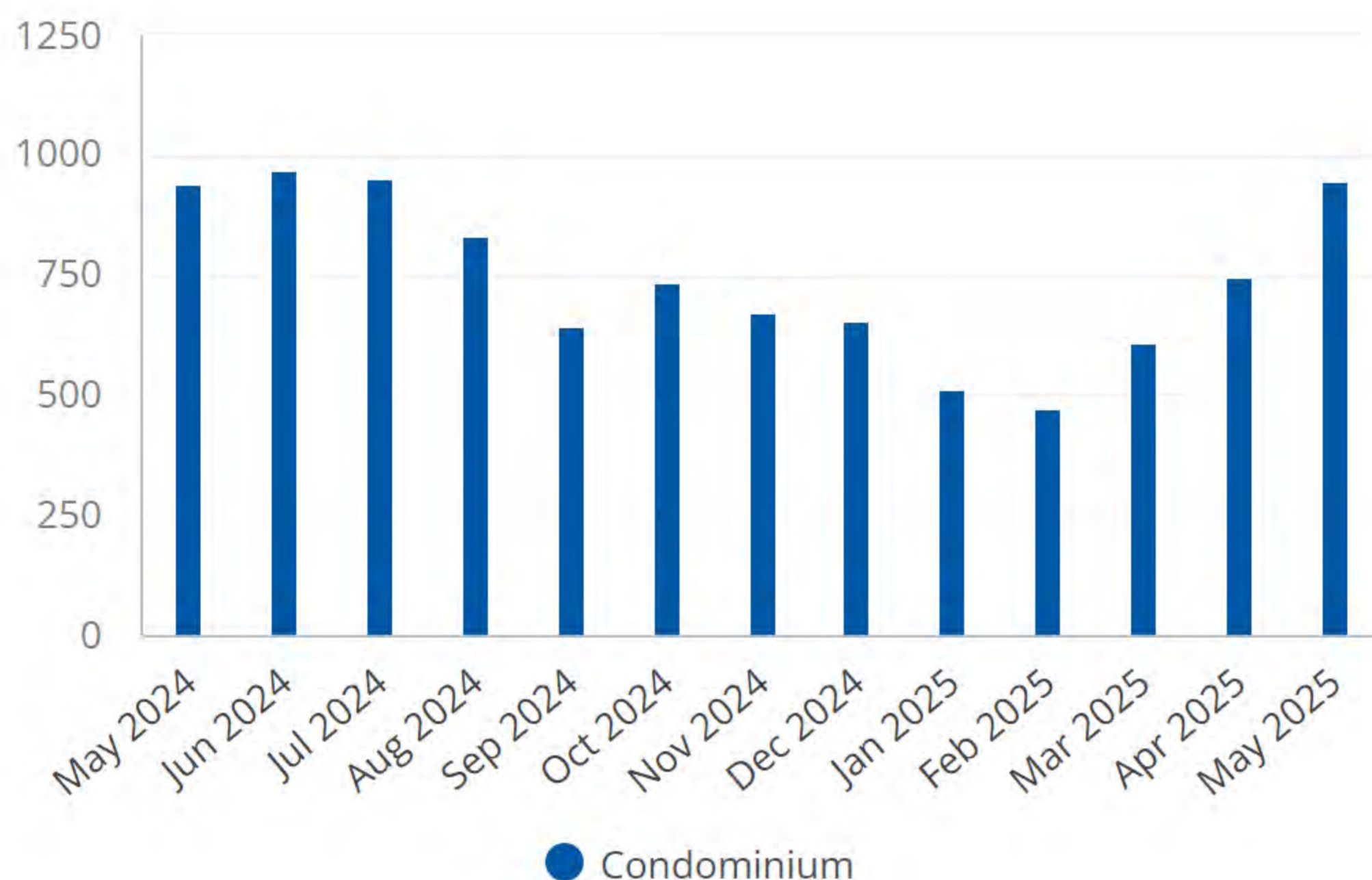
Single Family Homes

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$980,000	\$950,000	⬆️ 3.2%	\$988,000	⬇️ -0.8%	\$949,900	\$890,000	⬆️ 6.7%
Closed Sales	1,075	1,010	⬆️ 6.4%	746	⬆️ 44.1%	3,369	3,361	⬆️ 0.2%
New Listings	1,766	1,784	⬇️ -1.0%	1,868	⬇️ -5.5%	6,416	5,831	⬆️ 10.0%
Pending Sales	1,369	1,261	⬆️ 8.6%	1,168	⬆️ 17.2%	4,392	4,242	⬆️ 3.5%
Median Days on Market	16	15	⬆️ 6.7%	15	⬆️ 6.7%	16	15	⬆️ 6.7%
Price per Square Foot	\$472	\$455	⬆️ 3.7%	\$473	⬇️ -0.1%	\$455	\$435	⬆️ 4.6%
Sold to Original Price Ratio	103.5%	104.3%	⬇️ -0.8%	103.3%	⬆️ 0.1%	102.0%	102.3%	⬇️ -0.3%
Active Inventory	2,051	1,612	⬆️ 27.2%	1,842	⬆️ 11.3%	—	—	—
Months Supply of Inventory	1.9	1.6	⬆️ 19.5%	2.5	⬇️ -22.7%	—	—	—

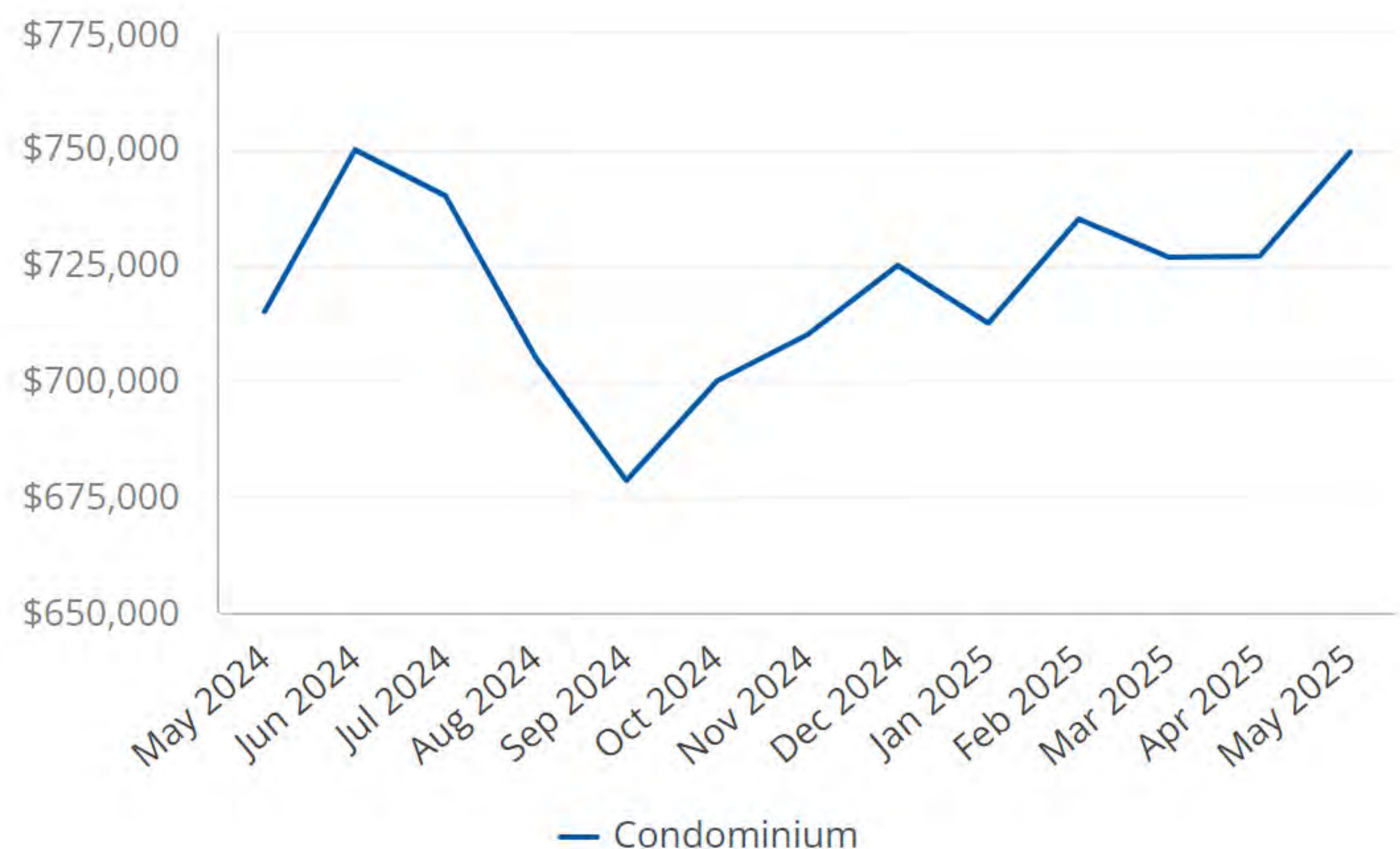
Condominiums

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$749,500	\$715,000	⬆️ 4.8%	\$727,000	⬆️ 3.1%	\$734,000	\$712,000	⬆️ 3.1%
Closed Sales	948	940	⬆️ 0.9%	746	⬆️ 27.1%	3,291	3,262	⬆️ 0.9%
New Listings	1,563	1,441	⬆️ 8.5%	1,873	⬇️ -16.6%	6,835	5,900	⬆️ 15.8%
Pending Sales	1,028	1,003	⬆️ 2.5%	1,043	⬇️ -1.4%	4,050	3,894	⬆️ 4.0%
Median Days on Market	21	20	⬆️ 5.0%	19	⬆️ 10.5%	20	19	⬆️ 5.3%
Price per Square Foot	\$624	\$610	⬆️ 2.3%	\$619	⬆️ 0.8%	\$610	\$595	⬆️ 2.5%
Sold to Original Price Ratio	100.2%	101.0%	⬇️ -0.8%	100.1%	⬆️ 0.0%	99.4%	100.0%	⬇️ -0.7%
Active Inventory	2,720	1,990	⬆️ 36.7%	2,532	⬆️ 7.4%	—	—	—
Months Supply of Inventory	2.9	2.1	⬆️ 35.5%	3.4	⬇️ -15.5%	—	—	—

Number of Closed Sales



Median Sales Price



Central Middlesex Region



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

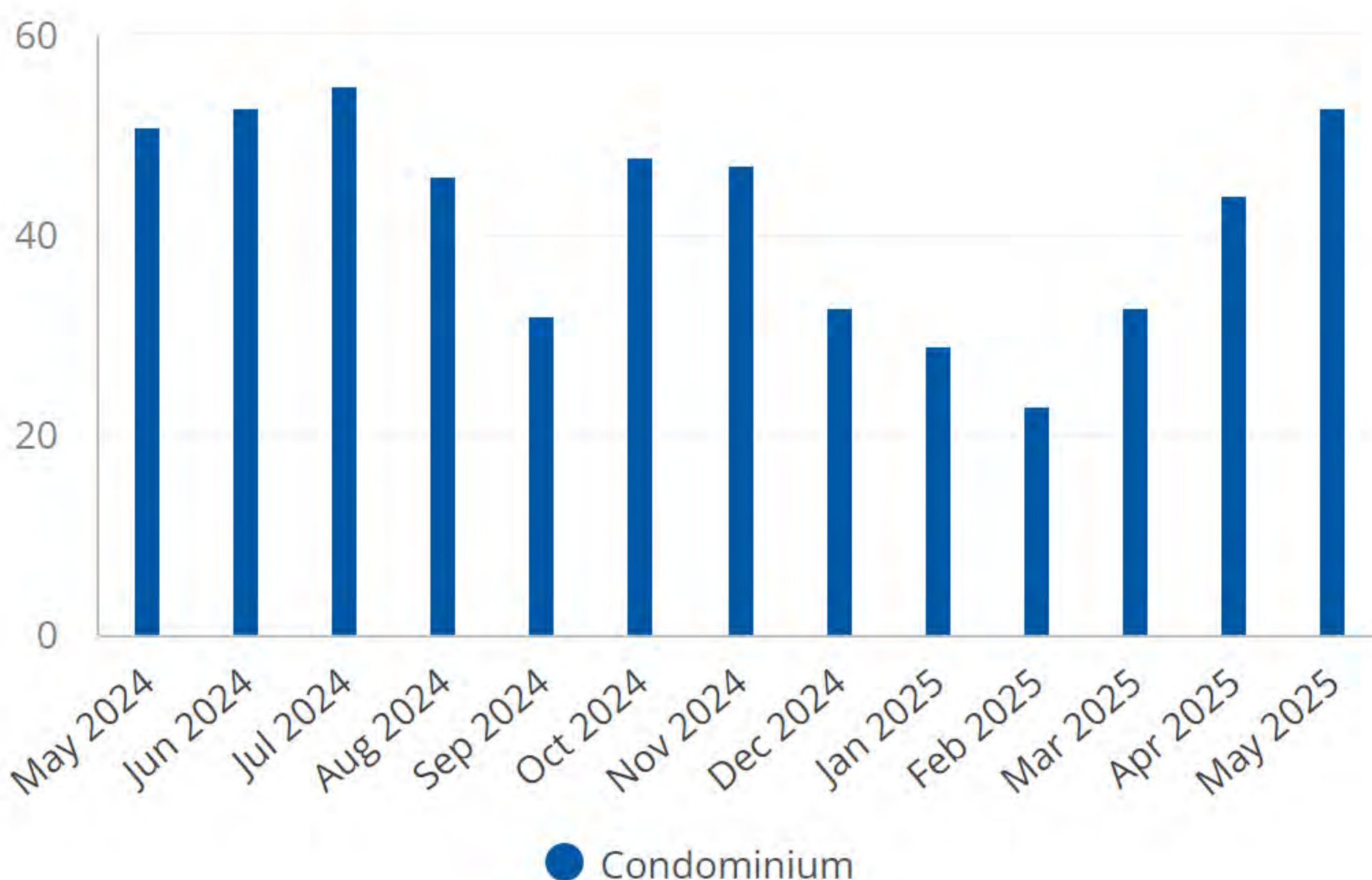
Single Family Homes

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,212,000	\$1,265,000	▼ -4.2%	\$1,236,000	▼ -1.9%	\$1,200,000	\$1,244,500	▼ -3.6%
Closed Sales	172	151	▲ 13.9%	127	▲ 35.4%	501	476	▲ 5.3%
New Listings	293	295	▼ -0.7%	289	▲ 1.4%	1,052	905	▲ 16.2%
Pending Sales	210	209	▲ 0.5%	209	▲ 0.5%	690	651	▲ 6.0%
Median Days on Market	17	13	▲ 30.8%	17	▶ 0.0%	17	15	▲ 13.3%
Price per Square Foot	\$461	\$444	▲ 3.8%	\$469	▼ -1.7%	\$454	\$441	▲ 2.9%
Sold to Original Price Ratio	102.3%	105.4%	▼ -3.0%	103.6%	▼ -1.3%	101.4%	102.3%	▼ -0.9%
Active Inventory	383	270	▲ 41.9%	333	▲ 15.0%	—	—	—
Months Supply of Inventory	2.2	1.8	▲ 24.5%	2.6	▼ -15.1%	—	—	—

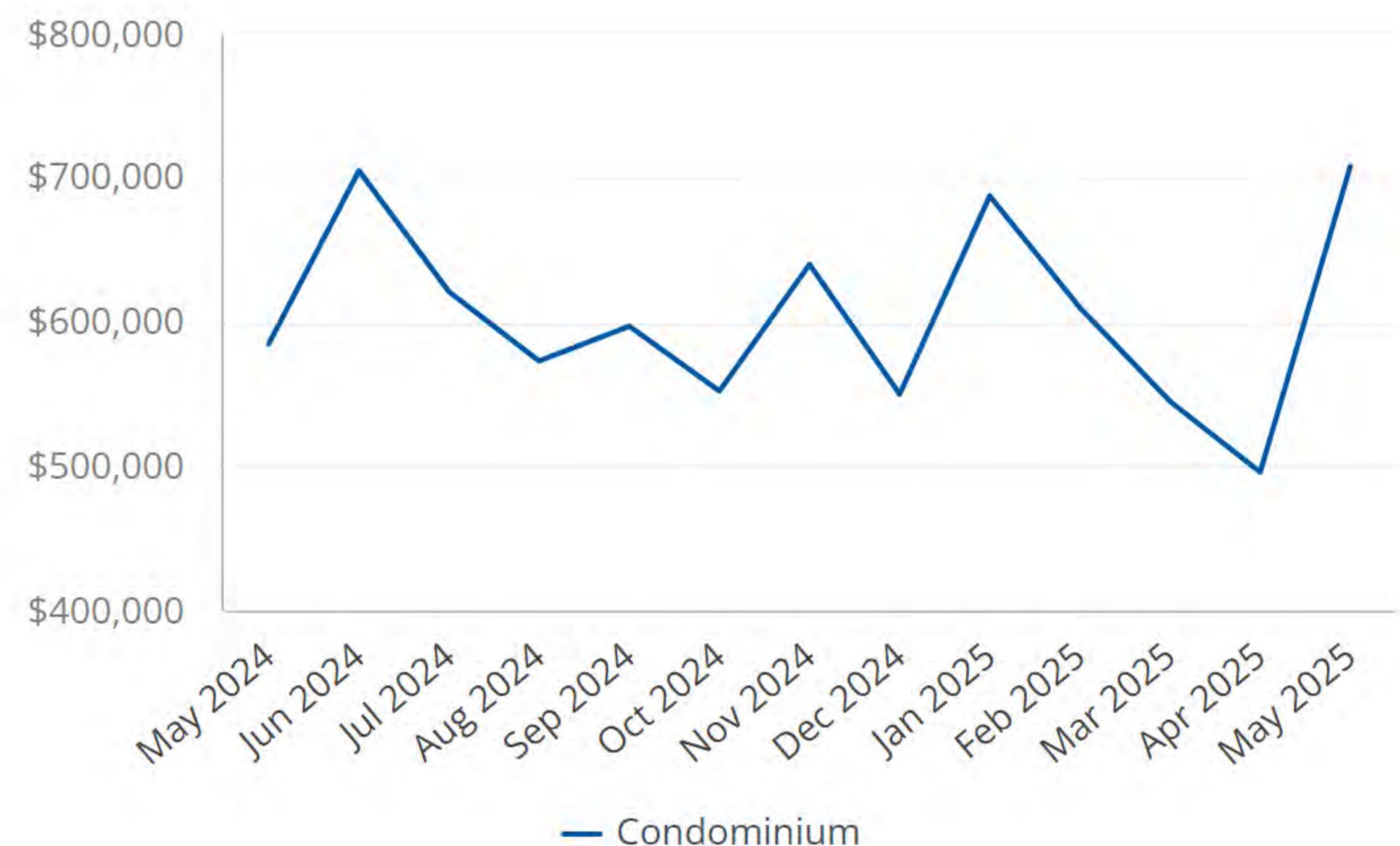
Condominiums

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$708,000	\$585,000	▲ 21.0%	\$495,886	▲ 42.8%	\$630,000	\$632,500	▼ -0.4%
Closed Sales	53	51	▲ 3.9%	44	▲ 20.5%	182	186	▼ -2.2%
New Listings	67	66	▲ 1.5%	67	▶ 0.0%	273	265	▲ 3.0%
Pending Sales	49	46	▲ 6.5%	49	▶ 0.0%	197	206	▼ -4.4%
Median Days on Market	18	16.5	▲ 9.1%	19	▼ -5.3%	18	17	▲ 9.1%
Price per Square Foot	\$404	\$359	▲ 12.5%	\$403	▲ 0.4%	\$387	\$391	▼ -1.2%
Sold to Original Price Ratio	101.9%	102.6%	▼ -0.7%	101.9%	▼ 0.0%	101.9%	102.1%	▼ -0.2%
Active Inventory	81	72	▲ 12.5%	71	▲ 14.1%	—	—	—
Months Supply of Inventory	1.5	1.4	▲ 8.3%	1.6	▼ -5.3%	—	—	—

Number of Closed Sales



Median Sales Price



Eastern Middlesex Region



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

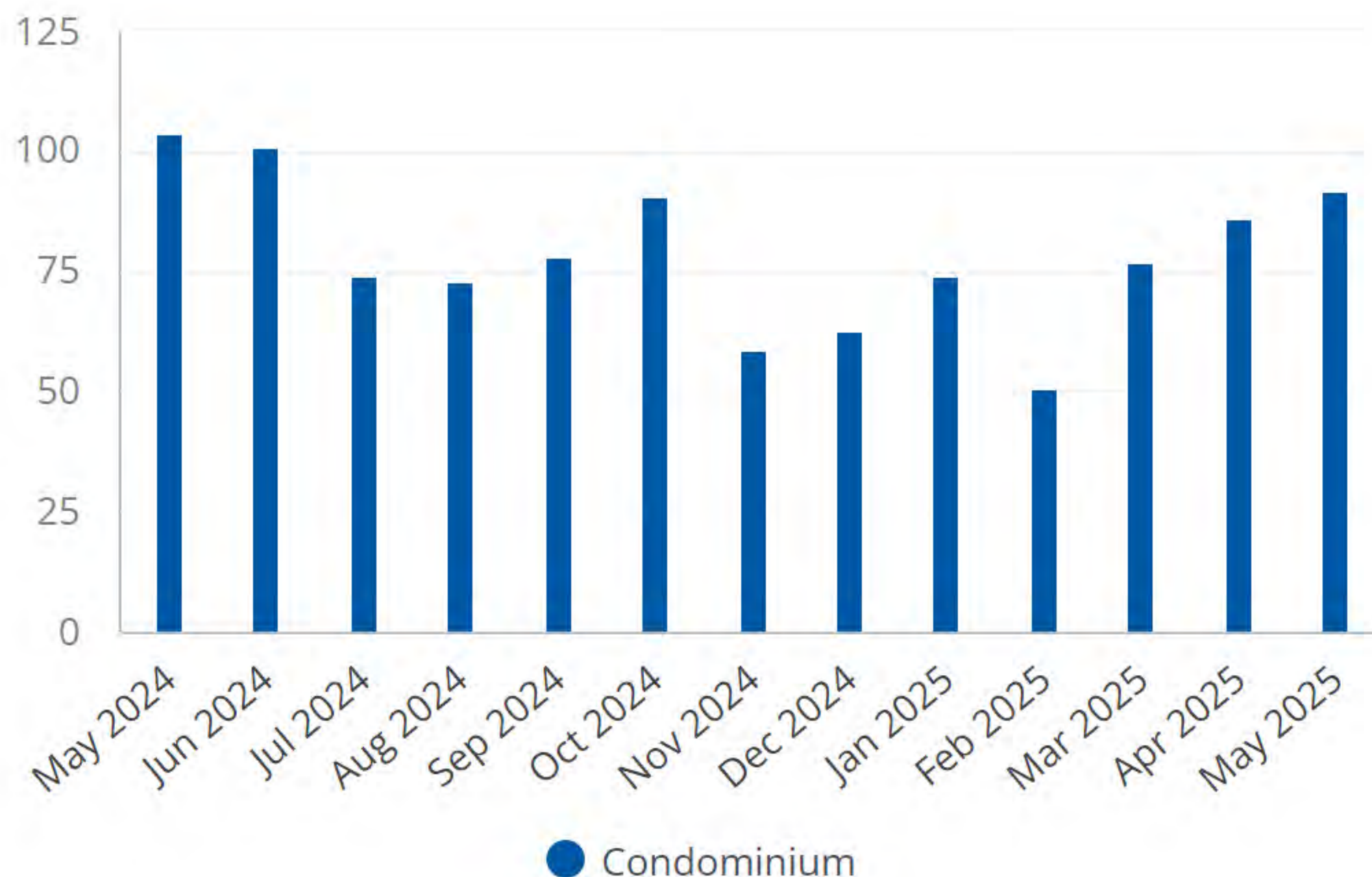
Single Family Homes

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$905,000	\$850,000	⬆️ 6.5%	\$893,000	⬆️ 1.3%	\$880,000	\$841,500	⬆️ 4.6%
Closed Sales	172	177	⬆️ -2.8%	141	⬆️ 22.0%	582	598	⬆️ -2.7%
New Listings	286	310	⬆️ -7.7%	295	⬆️ -3.1%	1,003	951	⬆️ 5.5%
Pending Sales	233	225	⬆️ 3.6%	191	⬆️ 22.0%	748	749	⬆️ -0.1%
Median Days on Market	15	13	⬆️ 15.4%	14	⬆️ 7.1%	14	14	⬆️ 0.0%
Price per Square Foot	\$480	\$452	⬆️ 6.1%	\$469	⬆️ 2.2%	\$458	\$435	⬆️ 5.3%
Sold to Original Price Ratio	105.9%	106.2%	⬆️ -0.2%	106.2%	⬆️ -0.2%	104.5%	104.0%	⬆️ 0.5%
Active Inventory	237	212	⬆️ 11.8%	221	⬆️ 7.2%	—	—	—
Months Supply of Inventory	1.4	1.2	⬆️ 15.0%	1.6	⬆️ -12.1%	—	—	—

Condominiums

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$637,500	\$615,000	⬆️ 3.7%	\$555,000	⬆️ 14.9%	\$573,500	\$639,000	⬆️ -10.3%
Closed Sales	92	104	⬆️ -11.5%	86	⬆️ 7.0%	380	389	⬆️ -2.3%
New Listings	140	123	⬆️ 13.8%	141	⬆️ -0.7%	579	506	⬆️ 14.4%
Pending Sales	102	106	⬆️ -3.8%	97	⬆️ 5.2%	413	399	⬆️ 3.5%
Median Days on Market	17	16	⬆️ 6.3%	15	⬆️ 13.3%	17	16	⬆️ 6.3%
Price per Square Foot	\$504	\$506	⬆️ -0.4%	\$478	⬆️ 5.3%	\$490	\$495	⬆️ -1.0%
Sold to Original Price Ratio	101.6%	101.6%	⬆️ 0.0%	100.1%	⬆️ 1.5%	100.2%	101.2%	⬆️ -1.0%
Active Inventory	157	97	⬆️ 61.9%	145	⬆️ 8.3%	—	—	—
Months Supply of Inventory	1.7	0.9	⬆️ 83.0%	1.7	⬆️ 1.2%	—	—	—

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

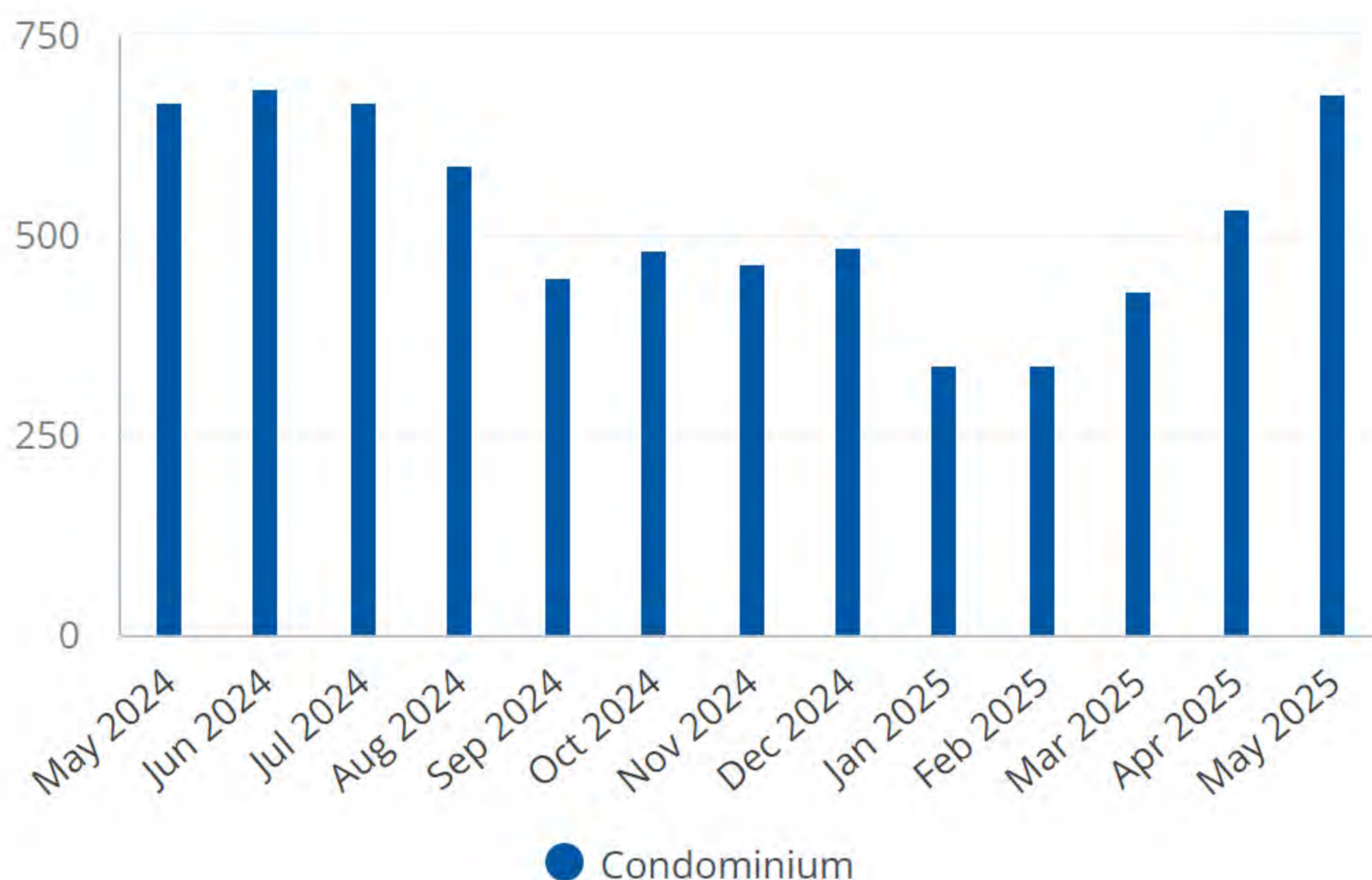
Single Family Homes

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,246,000	\$1,080,000	⬆️ 15.4%	\$1,380,000	⬇️ -9.7%	\$1,175,000	\$985,000	⬆️ 19.3%
Closed Sales	327	309	⬆️ 5.8%	209	⬆️ 56.5%	965	996	⬇️ -3.1%
New Listings	521	532	⬆️ -2.1%	597	⬇️ -12.7%	1,992	1,868	⬆️ 6.6%
Pending Sales	400	374	⬆️ 7.0%	330	⬆️ 21.2%	1,245	1,270	⬇️ -2.0%
Median Days on Market	16.5	18	⬆️ -8.3%	15	⬆️ 10.0%	16	17	⬇️ -5.9%
Price per Square Foot	\$572	\$553	⬆️ 3.4%	\$589	⬇️ -2.9%	\$561	\$523	⬆️ 7.3%
Sold to Original Price Ratio	103.6%	102.5%	⬆️ 1.1%	102.0%	⬆️ 1.6%	101.7%	101.4%	⬆️ 0.3%
Active Inventory	735	575	⬆️ 27.8%	666	⬆️ 10.4%	—	—	—
Months Supply of Inventory	2.2	1.9	⬆️ 20.8%	3.2	⬇️ -29.5%	—	—	—

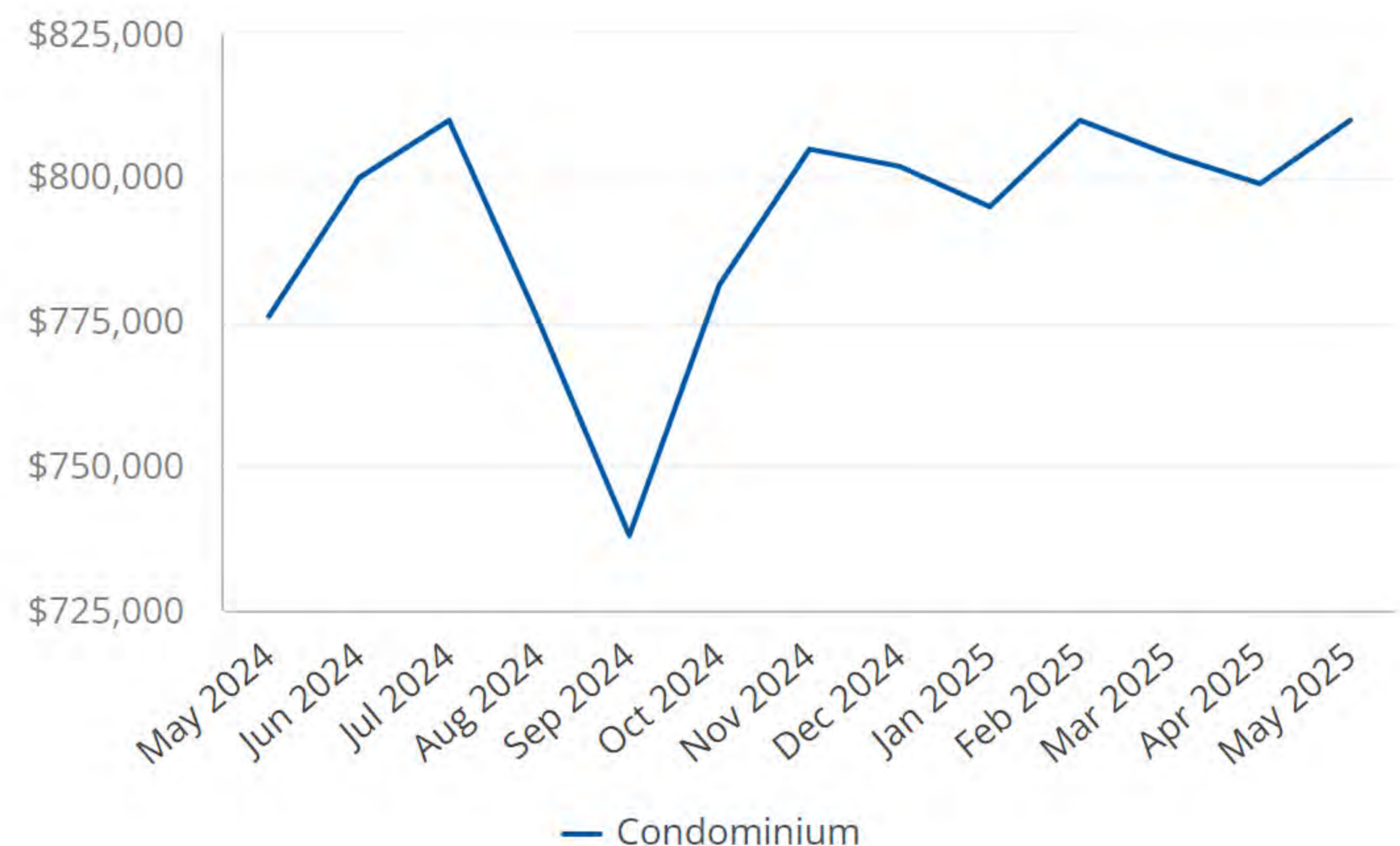
Condominiums

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$810,000	\$776,000	⬆️ 4.4%	\$799,000	⬆️ 1.4%	\$804,000	\$770,000	⬆️ 4.4%
Closed Sales	679	667	⬆️ 1.8%	533	⬆️ 27.4%	2,323	2,239	⬆️ 3.8%
New Listings	1,202	1,069	⬆️ 12.4%	1,480	⬇️ -18.8%	5,299	4,476	⬆️ 18.4%
Pending Sales	766	723	⬆️ 5.9%	762	⬆️ 0.5%	2,958	2,769	⬆️ 6.8%
Median Days on Market	22	21	⬆️ 4.8%	20	⬆️ 10.0%	21	21	⬆️ 0.0%
Price per Square Foot	\$724	\$728	⬆️ -0.5%	\$741	⬇️ -2.3%	\$724	\$708	⬆️ 2.3%
Sold to Original Price Ratio	99.7%	100.3%	⬆️ -0.6%	99.9%	⬇️ -0.3%	98.9%	99.2%	⬆️ -0.3%
Active Inventory	2,269	1,667	⬆️ 36.1%	2,127	⬆️ 6.7%	—	—	—
Months Supply of Inventory	3.3	2.5	⬆️ 33.7%	4.0	⬇️ -16.3%	—	—	—

Number of Closed Sales



Median Sales Price



Metro West Region



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

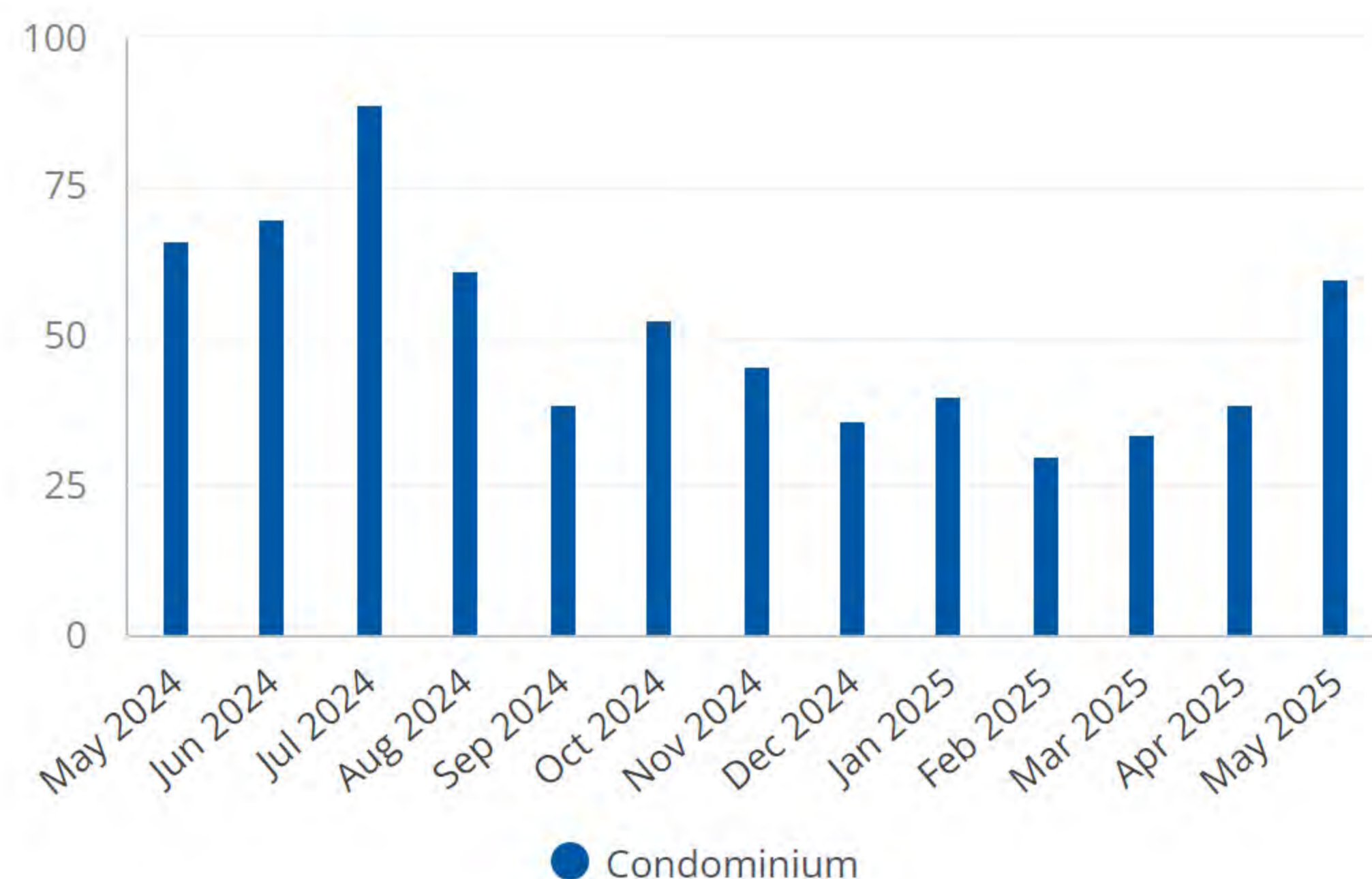
Single Family Homes

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,100,000	\$1,000,000	⬆️ 10.0%	\$971,300	⬆️ 13.3%	\$1,013,500	\$989,900	⬆️ 2.4%
Closed Sales	203	212	⬆️ -4.2%	156	⬆️ 30.1%	682	685	⬆️ -0.4%
New Listings	373	348	⬆️ 7.2%	382	⬆️ -2.4%	1,335	1,157	⬆️ 15.4%
Pending Sales	296	256	⬆️ 15.6%	223	⬆️ 32.7%	933	863	⬆️ 8.1%
Median Days on Market	16	13.5	⬆️ 18.5%	12	⬆️ 33.3%	14	13	⬆️ 7.7%
Price per Square Foot	\$435	\$419	⬆️ 3.8%	\$425	⬆️ 2.4%	\$427	\$411	⬆️ 3.8%
Sold to Original Price Ratio	102.6%	104.4%	⬆️ -1.7%	102.7%	⬆️ -0.1%	101.2%	102.3%	⬆️ -1.1%
Active Inventory	401	293	⬆️ 36.9%	362	⬆️ 10.8%	—	—	—
Months Supply of Inventory	2.0	1.4	⬆️ 42.9%	2.3	⬆️ -14.9%	—	—	—

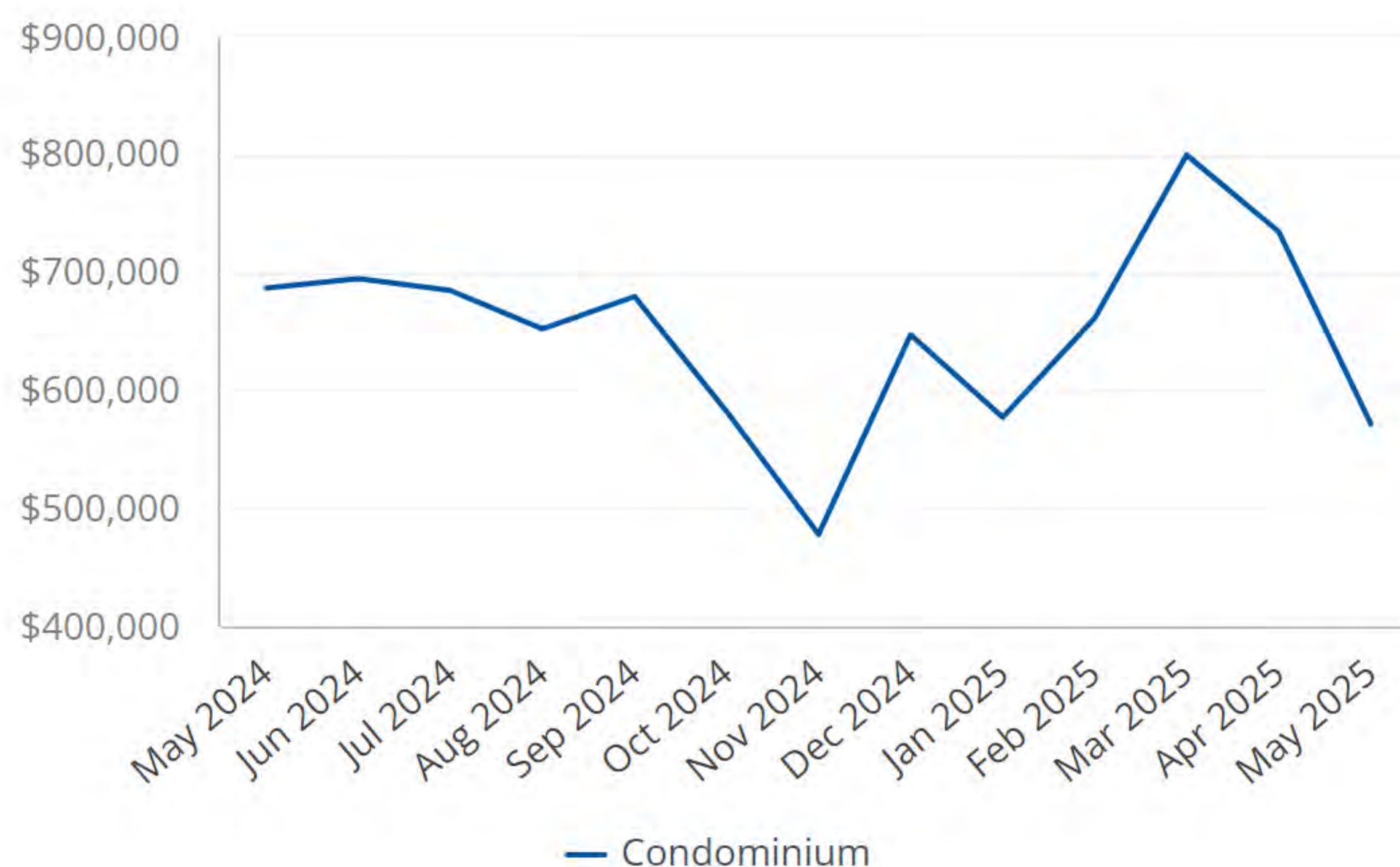
Condominiums

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$572,000	\$687,000	⬆️ -16.7%	\$735,000	⬆️ -22.2%	\$660,000	\$661,000	⬆️ -0.2%
Closed Sales	60	66	⬆️ -9.1%	39	⬆️ 53.8%	203	238	⬆️ -14.7%
New Listings	83	92	⬆️ -9.8%	100	⬆️ -17.0%	342	342	⬆️ 0.0%
Pending Sales	56	69	⬆️ -18.8%	72	⬆️ -22.2%	246	281	⬆️ -12.5%
Median Days on Market	18.5	15	⬆️ 23.3%	16	⬆️ 15.6%	18	16	⬆️ 12.5%
Price per Square Foot	\$417	\$398	⬆️ 4.8%	\$373	⬆️ 11.7%	\$385	\$388	⬆️ -0.8%
Sold to Original Price Ratio	101.1%	104.5%	⬆️ -3.3%	99.8%	⬆️ 1.3%	100.3%	102.6%	⬆️ -2.3%
Active Inventory	106	75	⬆️ 41.3%	89	⬆️ 19.1%	—	—	—
Months Supply of Inventory	1.8	1.1	⬆️ 55.5%	2.3	⬆️ -22.6%	—	—	—

Number of Closed Sales



Median Sales Price



Southern Norfolk Region



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

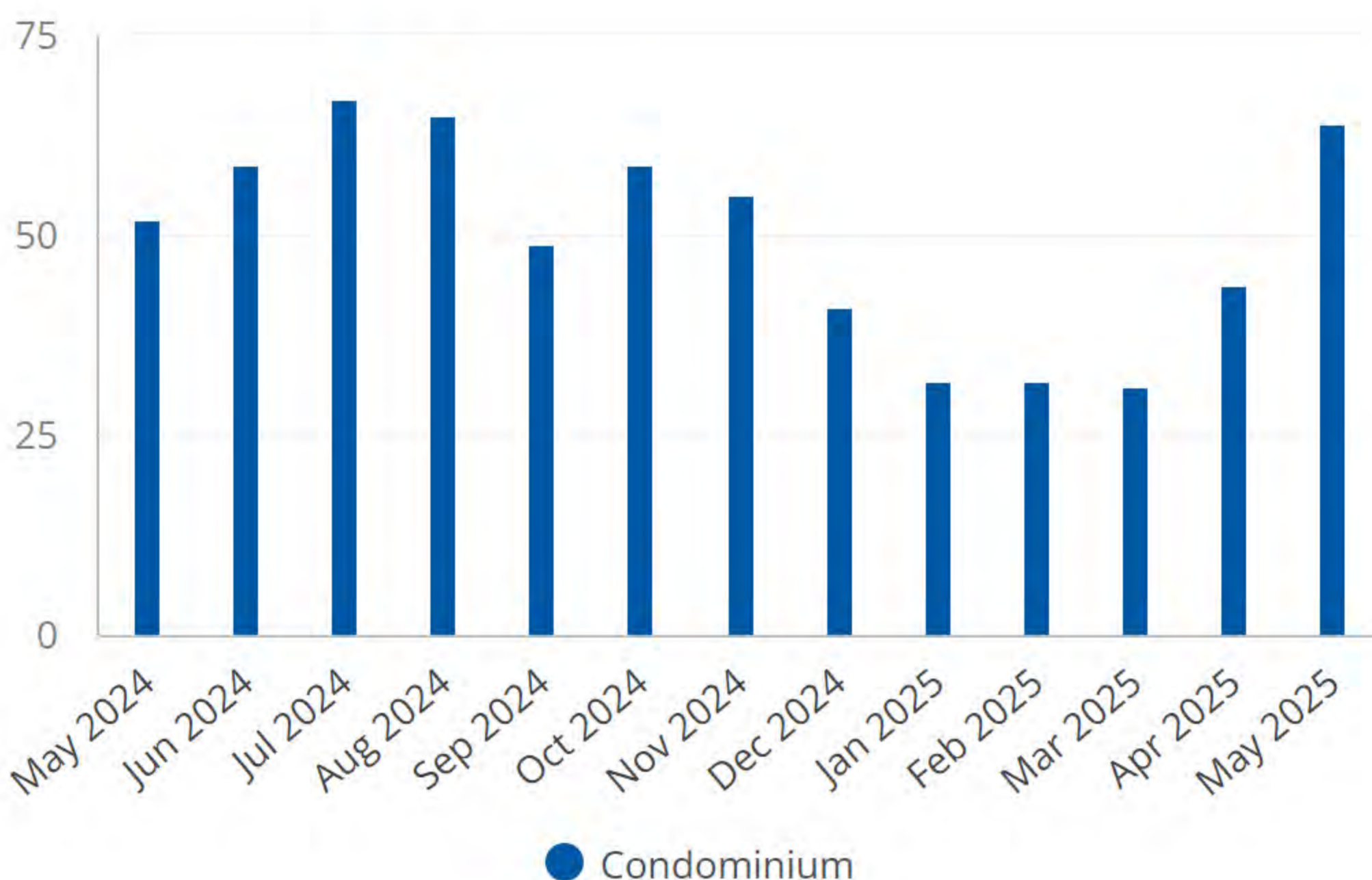
Single Family Homes

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$767,777	\$737,000	⬆️ 4.2%	\$730,000	⬆️ 5.2%	\$730,000	\$680,000	⬆️ 7.4%
Closed Sales	201	161	⬆️ 24.8%	113	⬆️ 77.9%	639	606	⬆️ 5.4%
New Listings	293	299	⬆️ -2.0%	305	⬆️ -3.9%	1,034	950	⬆️ 8.8%
Pending Sales	230	197	⬆️ 16.8%	215	⬆️ 7.0%	776	709	⬆️ 9.4%
Median Days on Market	17	15	⬆️ 13.3%	16	⬆️ 6.3%	17	16	⬆️ 6.3%
Price per Square Foot	\$369	\$363	⬆️ 1.7%	\$386	⬆️ -4.4%	\$371	\$349	⬆️ 6.3%
Sold to Original Price Ratio	102.9%	104.7%	⬆️ -1.7%	102.6%	⬆️ 0.3%	101.4%	102.1%	⬆️ -0.7%
Active Inventory	295	262	⬆️ 12.6%	260	⬆️ 13.5%	—	—	—
Months Supply of Inventory	1.5	1.6	⬆️ -9.8%	2.3	⬆️ -36.2%	—	—	—

Condominiums

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$530,000	\$467,500	⬆️ 13.4%	\$420,000	⬆️ 26.2%	\$480,000	\$465,000	⬆️ 3.2%
Closed Sales	64	52	⬆️ 23.1%	44	⬆️ 45.5%	203	210	⬆️ -3.3%
New Listings	71	91	⬆️ -22.0%	85	⬆️ -16.5%	342	311	⬆️ 10.0%
Pending Sales	55	59	⬆️ -6.8%	63	⬆️ -12.7%	236	239	⬆️ -1.3%
Median Days on Market	21	16	⬆️ 31.3%	16	⬆️ 31.3%	20	17	⬆️ 17.6%
Price per Square Foot	\$357	\$324	⬆️ 10.0%	\$339	⬆️ 5.2%	\$348	\$325	⬆️ 7.2%
Sold to Original Price Ratio	101.0%	103.2%	⬆️ -2.1%	101.4%	⬆️ -0.4%	100.2%	102.3%	⬆️ -2.0%
Active Inventory	107	79	⬆️ 35.4%	100	⬆️ 7.0%	—	—	—
Months Supply of Inventory	1.7	1.5	⬆️ 10.1%	2.3	⬆️ -26.4%	—	—	—

Number of Closed Sales



Median Sales Price



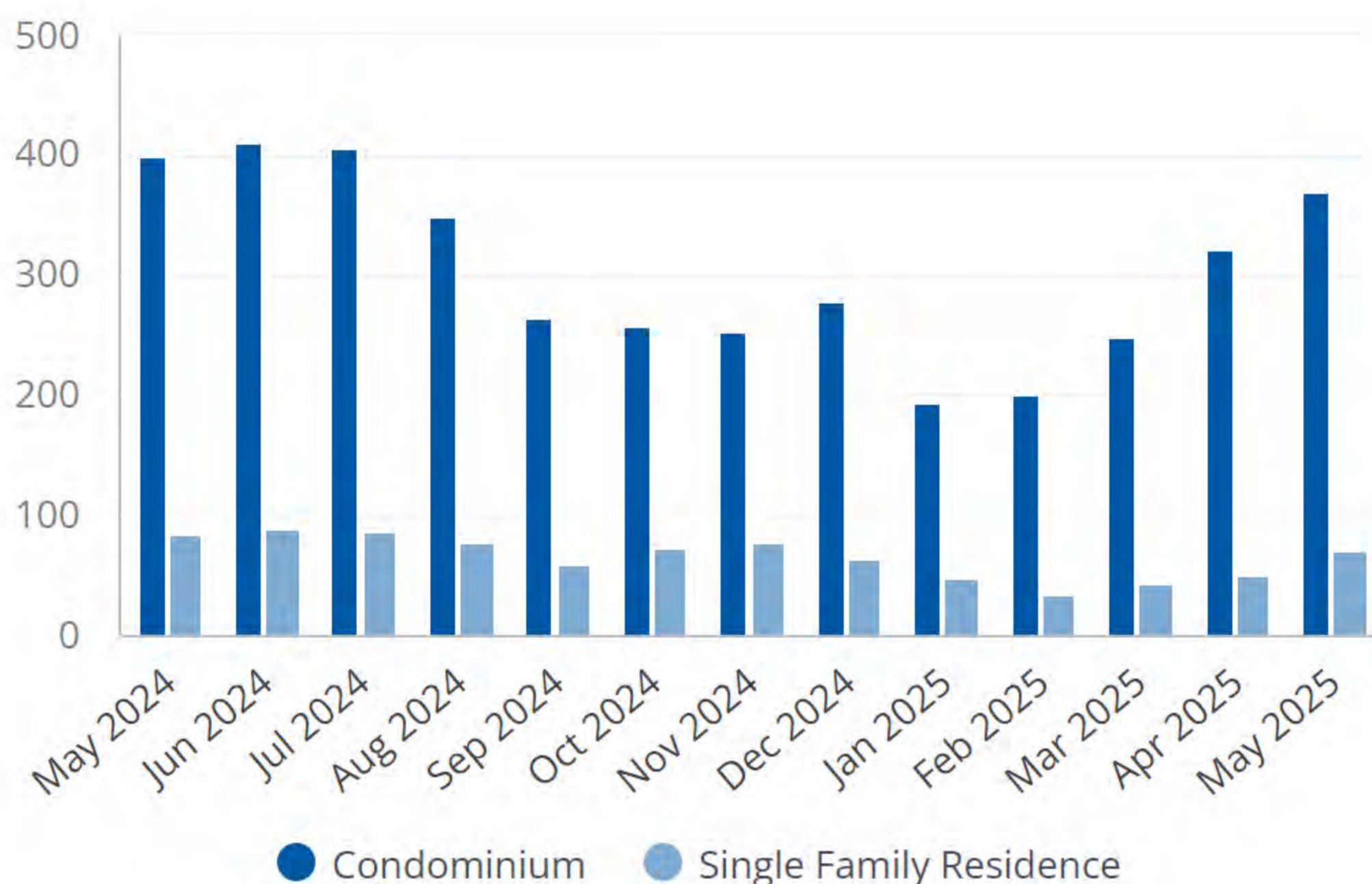
Single Family Homes

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$791,000	\$775,000	⬆️ 2.1%	\$799,450	⬇️ -1.1%	\$799,450	\$755,000	⬆️ 5.9%
Closed Sales	440	484	⬇️ -9.1%	372	⬆️ 18.3%	1,582	1,572	⬆️ 0.6%
New Listings	879	794	⬆️ 10.7%	1,067	⬇️ -17.6%	3,809	3,292	⬆️ 15.7%
Pending Sales	534	529	⬆️ 0.9%	508	⬆️ 5.1%	1,998	1,948	⬆️ 2.6%
Median Days on Market	22	22	➡️ 0.0%	19	⬆️ 15.8%	21	21	➡️ 0.0%
Price per Square Foot	\$736	\$740	⬇️ -0.6%	\$769	⬇️ -4.4%	\$748	\$724	⬆️ 3.3%
Sold to Original Price Ratio	99.6%	99.8%	⬇️ -0.1%	99.0%	⬆️ 0.6%	98.3%	98.8%	⬇️ -0.5%
Active Inventory	1,767	1,319	⬆️ 34.0%	1,646	⬆️ 7.4%	—	—	—
Months Supply of Inventory	4.0	2.7	⬆️ 47.4%	4.4	⬇️ -9.2%	—	—	—

Condominiums

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$764,750	\$754,000	⬆️ 1.4%	\$775,000	⬇️ -1.3%	\$778,250	\$740,000	⬆️ 5.2%
Closed Sales	370	399	⬇️ -7.3%	321	⬆️ 15.3%	1,336	1,296	⬆️ 3.1%
New Listings	734	660	⬆️ 11.2%	918	⬇️ -20.0%	3,278	2,829	⬆️ 15.9%
Pending Sales	441	430	⬆️ 2.6%	421	⬆️ 4.8%	1,682	1,612	⬆️ 4.3%
Median Days on Market	23	24	⬇️ -4.2%	20	⬆️ 15.0%	22	22	➡️ 0.0%
Price per Square Foot	\$775	\$812	⬇️ -4.6%	\$800	⬇️ -3.1%	\$796	\$796	➡️ 0.0%
Sold to Original Price Ratio	98.9%	99.6%	⬇️ -0.7%	98.9%	⬇️ -0.1%	97.9%	98.6%	⬇️ -0.7%
Active Inventory	1,557	1,163	⬆️ 33.9%	1,474	⬆️ 5.6%	—	—	—
Months Supply of Inventory	4.2	2.9	⬆️ 44.4%	4.6	⬇️ -8.4%	—	—	—

Number of Closed Sales



Median Sales Price



Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

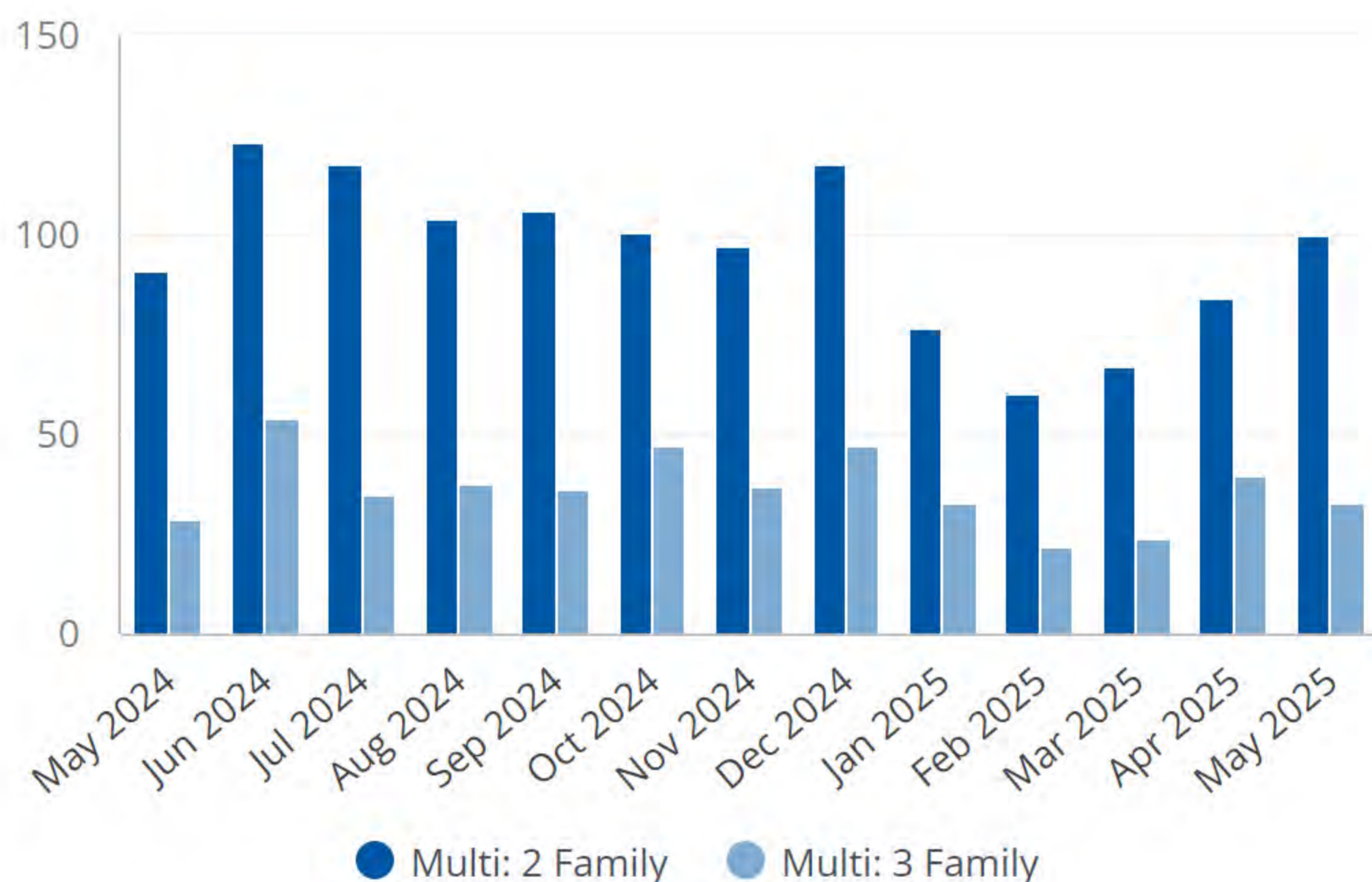
2 Family Homes

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,050,000	\$930,000	⬆️ 12.9%	\$970,000	⬆️ 8.2%	\$990,000	\$915,000	⬆️ 8.2%
Closed Sales	100	91	⬆️ 9.9%	84	⬆️ 19.0%	388	377	⬆️ 2.9%
New Listings	201	184	⬆️ 9.2%	191	⬆️ 5.2%	722	715	⬆️ 1.0%
Pending Sales	134	132	⬆️ 1.5%	117	⬆️ 14.5%	475	463	⬆️ 2.6%
Median Days on Market	17	15.5	⬆️ 9.7%	18	⬆️ -5.6%	19	16	⬆️ 18.8%
Price per Square Foot	\$412	\$371	⬆️ 10.9%	\$406	⬆️ 1.5%	\$397	\$373	⬆️ 6.4%
Sold to Original Price Ratio	100.3%	102.1%	⬆️ -1.8%	101.7%	⬆️ -1.4%	100.0%	101.5%	⬆️ -1.5%
Active Inventory	216	180	⬆️ 20.0%	192	⬆️ 12.5%	—	—	—
Months Supply of Inventory	2.2	2.0	⬆️ 9.2%	2.3	⬆️ -5.5%	—	—	—

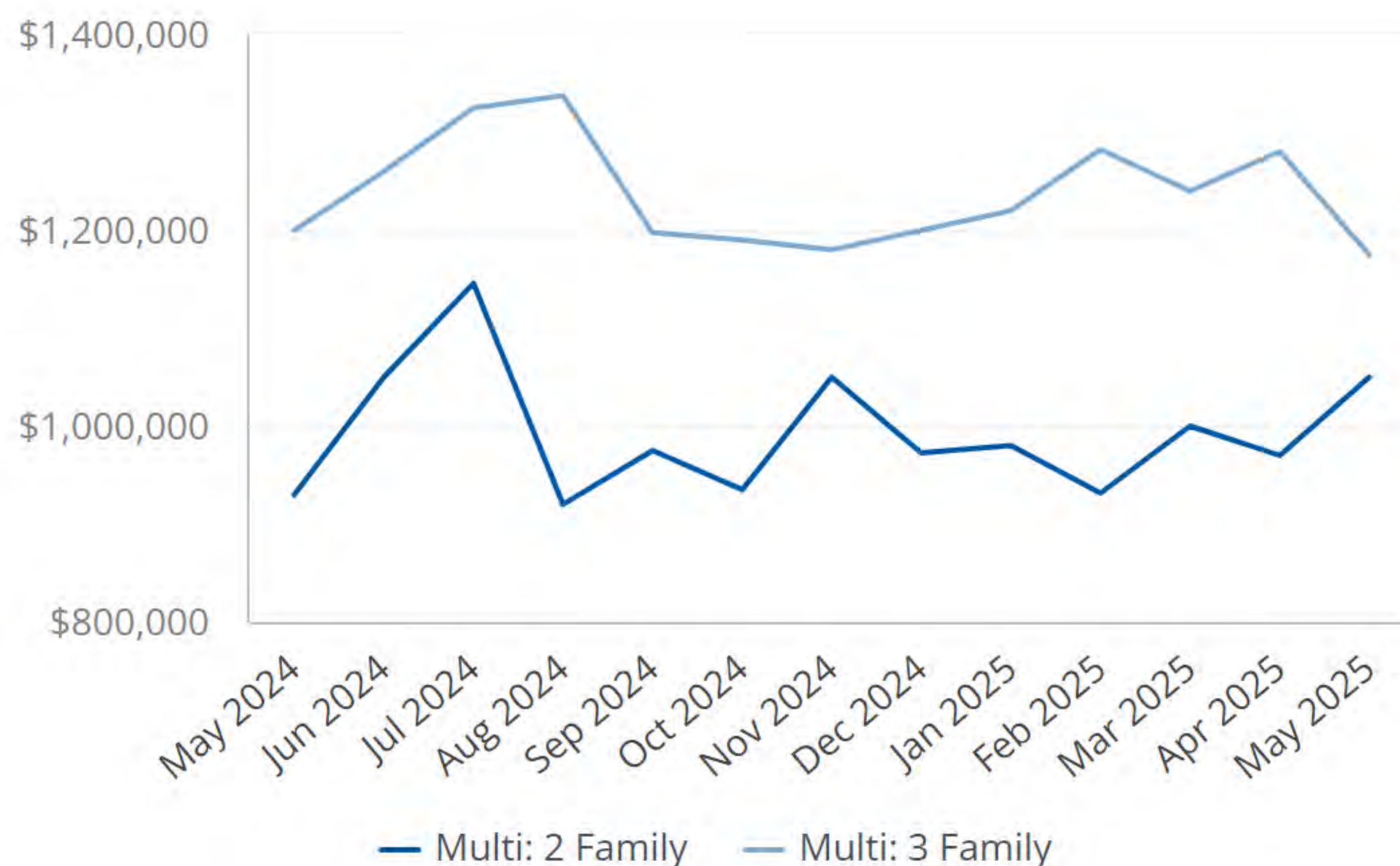
3 Family Homes

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,175,000	\$1,200,000	⬆️ -2.1%	\$1,280,500	⬆️ -8.2%	\$1,235,000	\$1,200,000	⬆️ 2.9%
Closed Sales	33	29	⬆️ 13.8%	40	⬆️ -17.5%	152	159	⬆️ -4.4%
New Listings	91	71	⬆️ 28.2%	87	⬆️ 4.6%	331	293	⬆️ 13.0%
Pending Sales	55	48	⬆️ 14.6%	44	⬆️ 25.0%	176	185	⬆️ -4.9%
Median Days on Market	16	21	⬆️ -23.8%	21.5	⬆️ -25.6%	19	21	⬆️ -9.5%
Price per Square Foot	\$355	\$363	⬆️ -2.2%	\$391	⬆️ -9.1%	\$368	\$367	⬆️ 0.3%
Sold to Original Price Ratio	101.5%	97.0%	⬆️ 4.7%	99.6%	⬆️ 2.0%	99.9%	97.2%	⬆️ 2.8%
Active Inventory	141	92	⬆️ 53.3%	120	⬆️ 17.5%	—	—	—
Months Supply of Inventory	4.3	3.2	⬆️ 34.7%	3.0	⬆️ 42.4%	—	—	—

Number of Closed Sales



Median Sales Price



Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

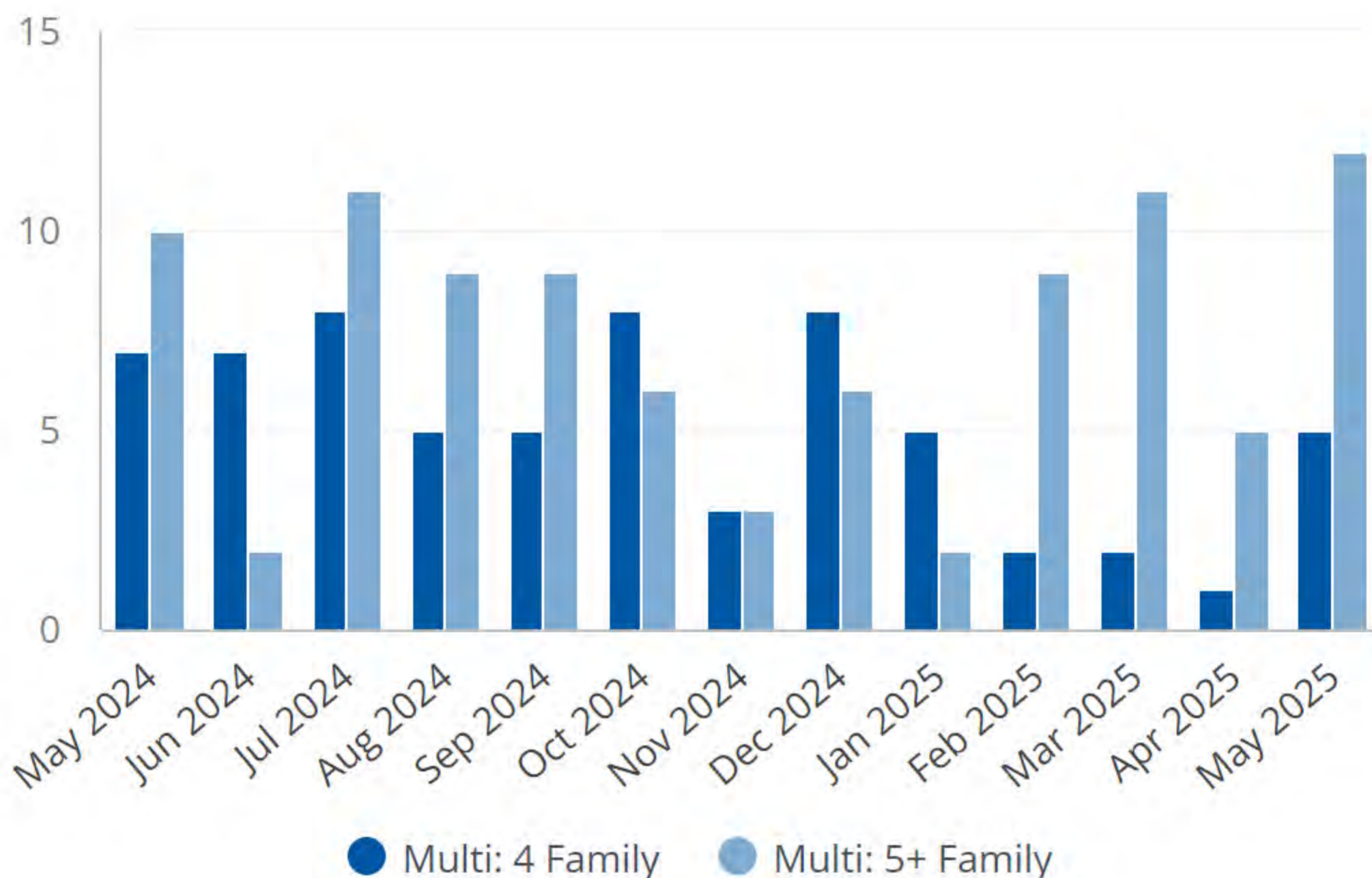
4 Family Homes

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,420,000	\$1,900,000	▼ -25.3%	\$1,320,000	▲ 7.6%	\$1,420,000	\$1,400,000	▲ 1.4%
Closed Sales	5	7	▼ -28.6%	1	▲ 400.0%	15	26	▼ -42.3%
New Listings	14	8	▲ 75.0%	17	▼ -17.6%	63	52	▲ 21.2%
Pending Sales	8	8	▶ 0.0%	7	▲ 14.3%	21	27	▼ -22.2%
Median Days on Market	36	22.5	▲ 60.0%	22	▲ 63.6%	27	26	▲ 3.8%
Price per Square Foot	\$351	\$576	▼ -39.1%	\$340	▲ 3.2%	\$351	\$399	▼ -12.0%
Sold to Original Price Ratio	93.4%	98.1%	▼ -4.8%	101.5%	▼ -8.0%	95.3%	97.1%	▼ -1.9%
Active Inventory	37	23	▲ 60.9%	33	▲ 12.1%	—	—	—
Months Supply of Inventory	7.4	3.3	▲ 125.1%	32.7	▼ -77.4%	—	—	—

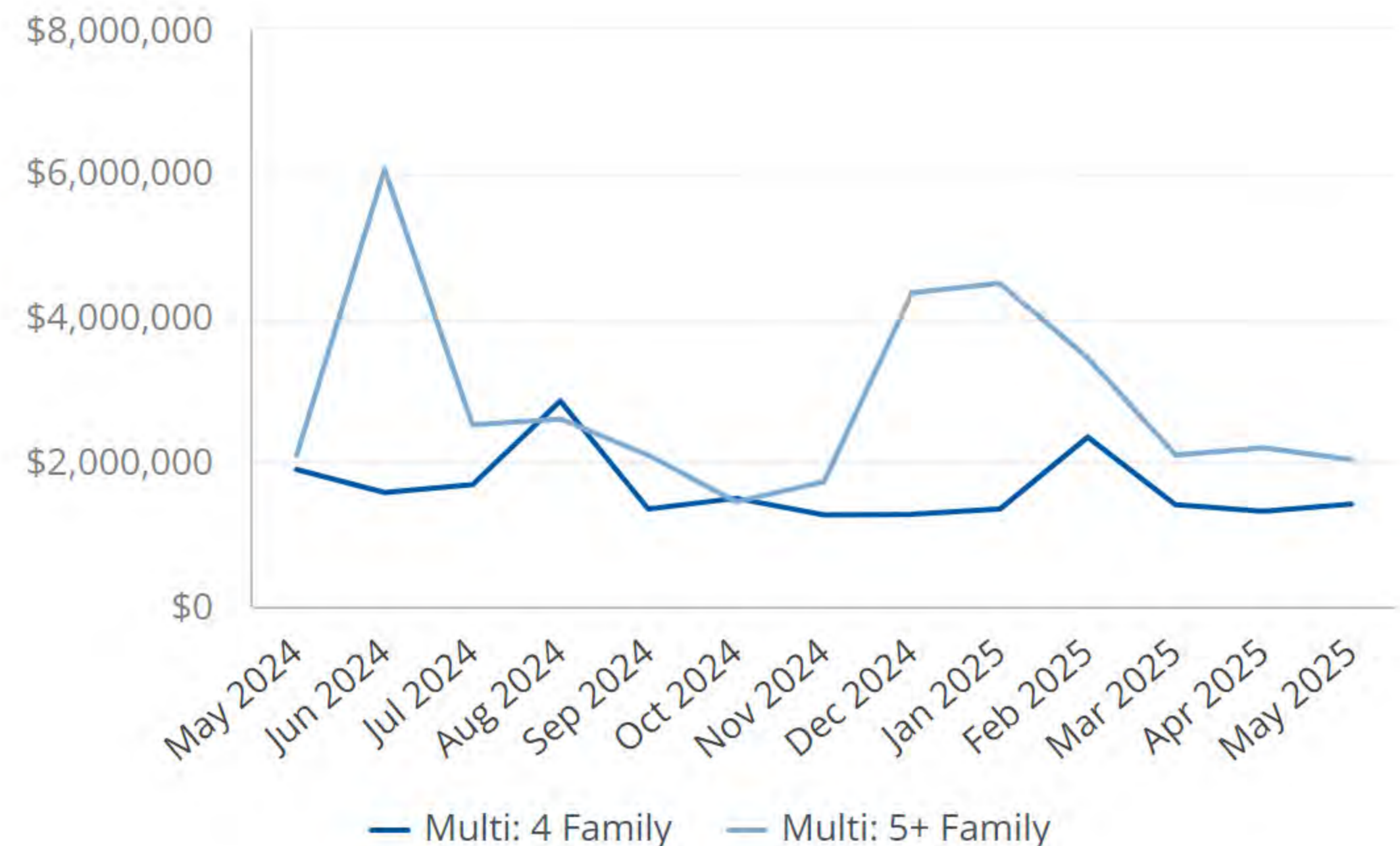
5+ Family Homes

	May 2025	May 2024	YoY	Apr 2025	MoM	2025	2024	YTD
Median Sales Price	\$2,035,000	\$2,100,000	▼ -3.1%	\$2,200,000	▼ -7.5%	\$2,220,000	\$2,200,000	▲ 0.9%
Closed Sales	12	10	▲ 20.0%	5	▲ 140.0%	39	29	▲ 34.5%
New Listings	34	17	▲ 100.0%	28	▲ 21.4%	120	81	▲ 48.1%
Pending Sales	9	7	▲ 28.6%	10	▼ -10.0%	46	32	▲ 43.8%
Median Days on Market	42	38	▲ 10.5%	31.5	▲ 33.3%	38	55	▼ -31.2%
Price per Square Foot	\$373	\$365	▲ 2.3%	\$373	▶ 0.0%	\$374	\$388	▼ -3.6%
Sold to Original Price Ratio	95.8%	95.3%	▲ 0.5%	91.8%	▲ 4.3%	96.0%	98.9%	▼ -3.0%
Active Inventory	72	49	▲ 46.9%	63	▲ 14.3%	—	—	—
Months Supply of Inventory	6.0	4.9	▲ 22.5%	12.6	▼ -52.3%	—	—	—

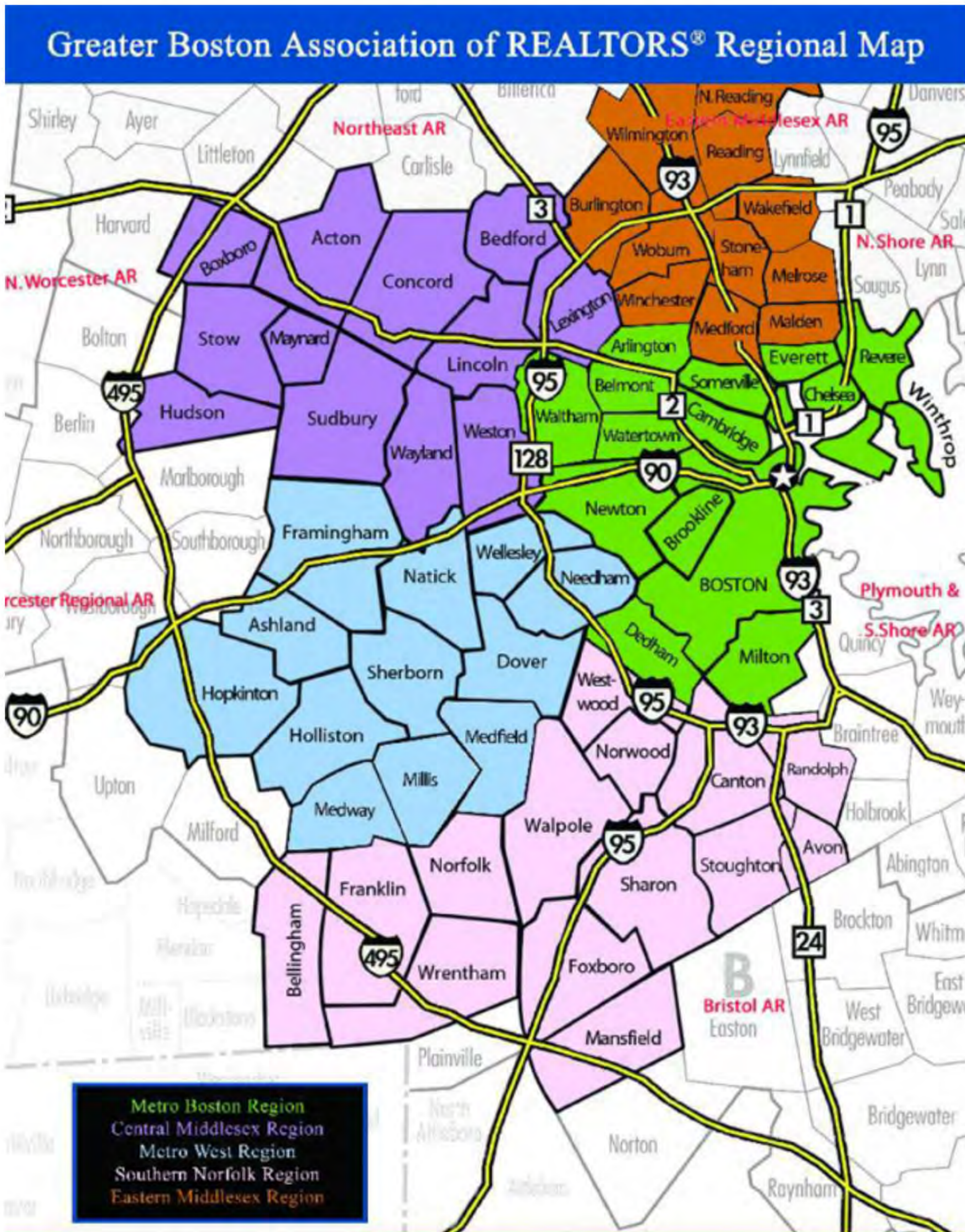
Number of Closed Sales



Median Sales Price



GBAR JURISDICTIONAL AREA



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