

Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	432	456	+ 5.6%	432	456	+ 5.6%
Closed Sales	571	496	- 13.1%	571	496	- 13.1%
Median Sales Price*	\$880,000	\$891,750	+ 1.3%	\$880,000	\$891,750	+ 1.3%
Inventory of Homes for Sale	995	906	- 8.9%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	48	53	+ 10.4%	48	53	+ 10.4%
Percent of Original List Price Received*	98.3%	97.5%	- 0.8%	98.3%	97.5%	- 0.8%
New Listings	685	634	- 7.4%	685	634	- 7.4%

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

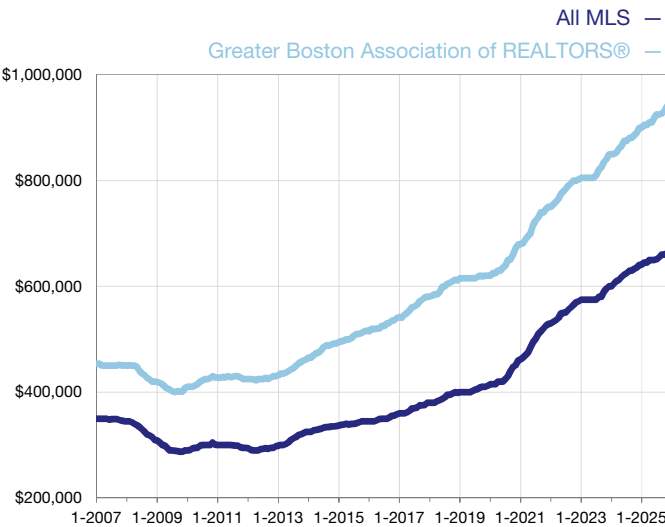
Condominium Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	489	539	+ 10.2%	489	539	+ 10.2%
Closed Sales	513	473	- 7.8%	513	473	- 7.8%
Median Sales Price*	\$715,000	\$759,000	+ 6.2%	\$715,000	\$759,000	+ 6.2%
Inventory of Homes for Sale	1,664	1,493	- 10.3%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	63	69	+ 9.5%	63	69	+ 9.5%
Percent of Original List Price Received*	97.1%	96.2%	- 0.9%	97.1%	96.2%	- 0.9%
New Listings	983	887	- 9.8%	983	887	- 9.8%

* 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

