

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	535	594	+ 11.0%	967	982	+ 1.6%
Closed Sales	427	388	- 9.1%	998	891	- 10.7%
Median Sales Price*	\$888,000	\$852,500	- 4.0%	\$881,000	\$876,000	- 0.6%
Inventory of Homes for Sale	1,070	922	- 13.8%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	53	52	- 1.9%	50	52	+ 4.0%
Percent of Original List Price Received*	100.1%	98.7%	- 1.4%	99.1%	98.1%	- 1.0%
New Listings	701	643	- 8.3%	1,385	1,268	- 8.4%

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

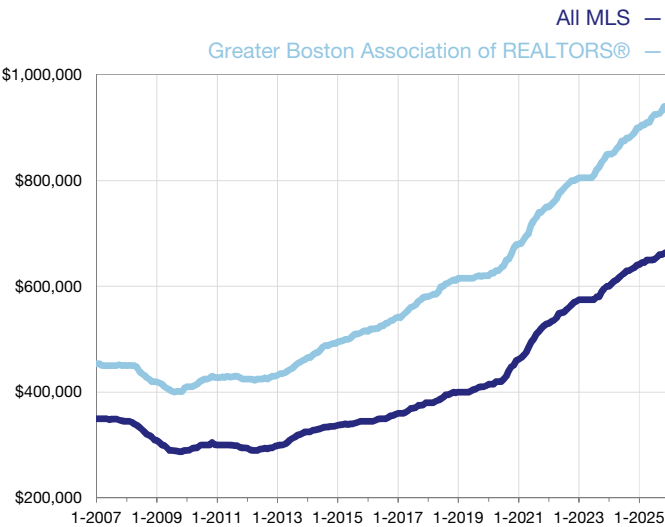
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	612	664	+ 8.5%	1,101	1,124	+ 2.1%
Closed Sales	474	439	- 7.4%	987	922	- 6.6%
Median Sales Price*	\$736,000	\$687,500	- 6.6%	\$721,000	\$725,000	+ 0.6%
Inventory of Homes for Sale	1,829	1,615	- 11.7%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	60	66	+ 10.0%	62	68	+ 9.7%
Percent of Original List Price Received*	98.7%	97.3%	- 1.4%	97.8%	96.7%	- 1.1%
New Listings	930	882	- 5.2%	1,913	1,759	- 8.1%

* 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

