

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Greater Boston Association of REALTORS®

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	860	<b>965</b>	+ 12.2%	1,827	<b>1,882</b>	+ 3.0%
Closed Sales	530	<b>524</b>	- 1.1%	1,528	<b>1,423</b>	- 6.9%
Median Sales Price*	\$931,250	<b>\$940,000</b>	+ 0.9%	\$912,000	<b>\$900,000</b>	- 1.3%
Inventory of Homes for Sale	1,354	<b>1,173</b>	- 13.4%	--	--	--
Months Supply of Inventory	1.6	<b>1.3</b>	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	38	<b>54</b>	+ 42.1%	46	<b>53</b>	+ 15.2%
Percent of Original List Price Received*	102.5%	<b>99.7%</b>	- 2.7%	100.3%	<b>98.7%</b>	- 1.6%
New Listings	1,239	<b>1,250</b>	+ 0.9%	2,625	<b>2,493</b>	- 5.0%

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

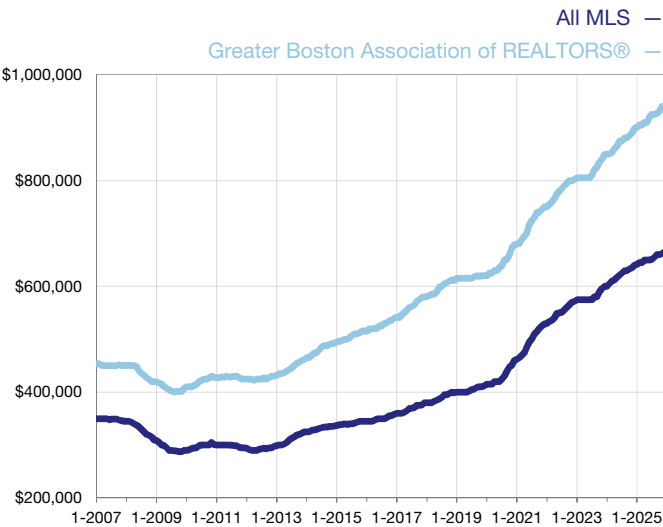
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	862	<b>972</b>	+ 12.8%	1,963	<b>2,016</b>	+ 2.7%
Closed Sales	593	<b>601</b>	+ 1.3%	1,580	<b>1,536</b>	- 2.8%
Median Sales Price*	\$730,000	<b>\$723,000</b>	- 1.0%	\$725,000	<b>\$720,000</b>	- 0.7%
Inventory of Homes for Sale	2,155	<b>2,129</b>	- 1.2%	--	--	--
Months Supply of Inventory	3.0	<b>2.9</b>	- 3.3%	--	--	--
Cumulative Days on Market Until Sale	48	<b>61</b>	+ 27.1%	57	<b>65</b>	+ 14.0%
Percent of Original List Price Received*	99.7%	<b>98.4%</b>	- 1.3%	98.5%	<b>97.4%</b>	- 1.1%
New Listings	1,366	<b>1,631</b>	+ 19.4%	3,278	<b>3,365</b>	+ 2.7%

\* 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

