

MONTHLY MARKET INSIGHTS REPORT

November 2025



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Data thru 12/09/25

Greater Boston Market Summary



Includes all 64 towns within the GBAR jurisdictional area

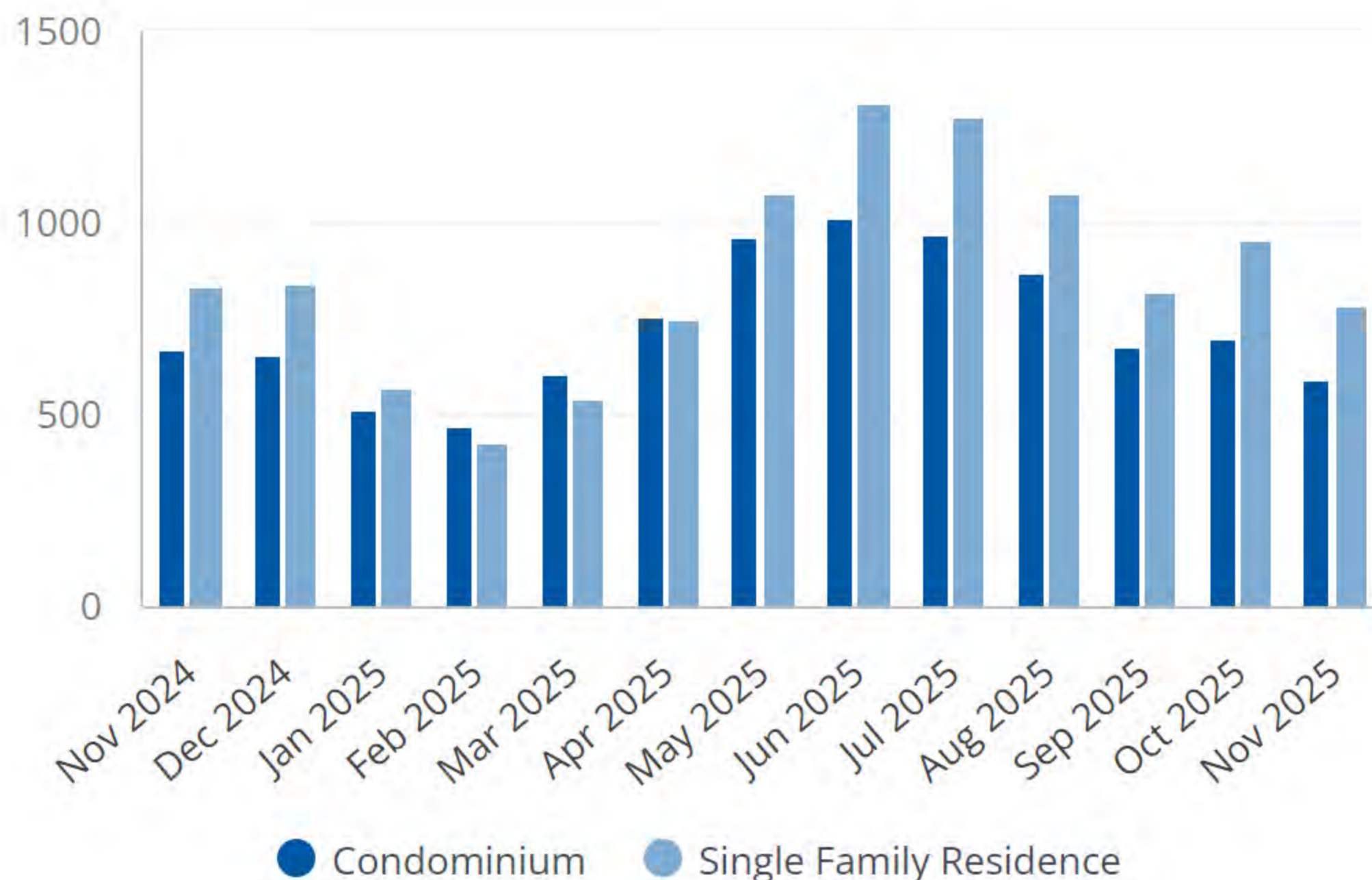
Single Family Homes

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$925,000	\$860,000	⬆️ 7.6%	\$901,000	⬆️ 2.7%	\$948,000	\$900,000	⬆️ 5.3%
Closed Sales	786	839	⬆️ -6.3%	959	⬆️ -18.0%	9,611	9,336	⬆️ 2.9%
New Listings	571	567	⬆️ 0.7%	1,203	⬆️ -52.5%	13,199	12,303	⬆️ 7.3%
Pending Sales	779	750	⬆️ 3.9%	970	⬆️ -19.7%	10,003	9,668	⬆️ 3.5%
Median Days on Market	28	23	⬆️ 21.7%	22	⬆️ 27.3%	19	18	⬆️ 5.6%
Price per Square Foot	\$446	\$437	⬆️ 2.1%	\$443	⬆️ 0.7%	\$450	\$436	⬆️ 3.3%
Sold to Original Price Ratio	98.3%	100.0%	⬆️ -1.6%	99.4%	⬆️ -1.0%	101.0%	101.9%	⬆️ -0.9%
Active Inventory	1,413	1,204	⬆️ 17.4%	1,942	⬆️ -27.2%	—	—	—
Months Supply of Inventory	1.8	1.4	⬆️ 25.3%	2.0	⬆️ -11.2%	—	—	—

Condominiums

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$722,500	\$710,000	⬆️ 1.8%	\$715,000	⬆️ 1.0%	\$715,000	\$718,250	⬆️ -0.5%
Closed Sales	594	672	⬆️ -11.6%	703	⬆️ -15.5%	8,153	8,076	⬆️ 1.0%
New Listings	616	565	⬆️ 9.0%	1,214	⬆️ -49.3%	13,828	12,162	⬆️ 13.7%
Pending Sales	682	673	⬆️ 1.3%	795	⬆️ -14.2%	8,493	8,279	⬆️ 2.6%
Median Days on Market	41	31.5	⬆️ 30.2%	28	⬆️ 46.4%	23	21	⬆️ 9.5%
Price per Square Foot	\$594	\$590	⬆️ 0.7%	\$598	⬆️ -0.8%	\$610	\$601	⬆️ 1.5%
Sold to Original Price Ratio	97.2%	98.3%	⬆️ -1.1%	97.8%	⬆️ -0.6%	98.7%	99.7%	⬆️ -1.0%
Active Inventory	2,186	1,690	⬆️ 29.3%	2,748	⬆️ -20.5%	—	—	—
Months Supply of Inventory	3.7	2.5	⬆️ 46.3%	3.9	⬆️ -5.9%	—	—	—

Number of Closed Sales



Median Sales Price



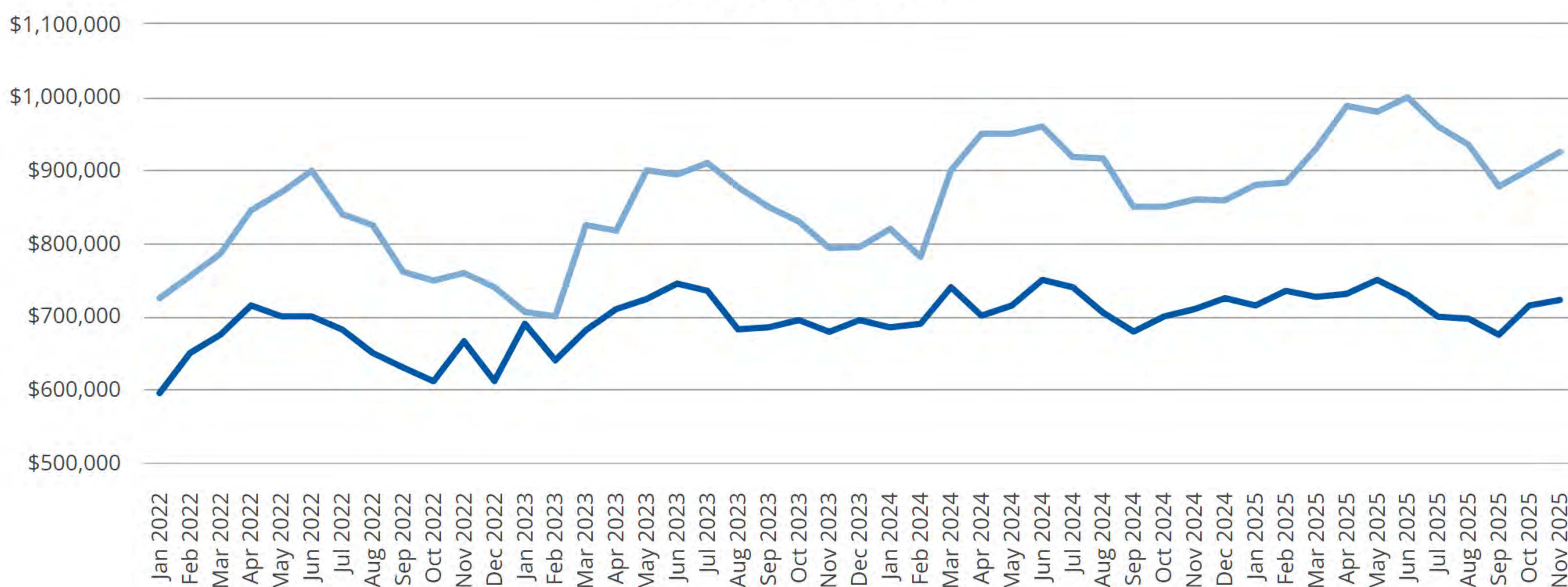
Median Sales Price



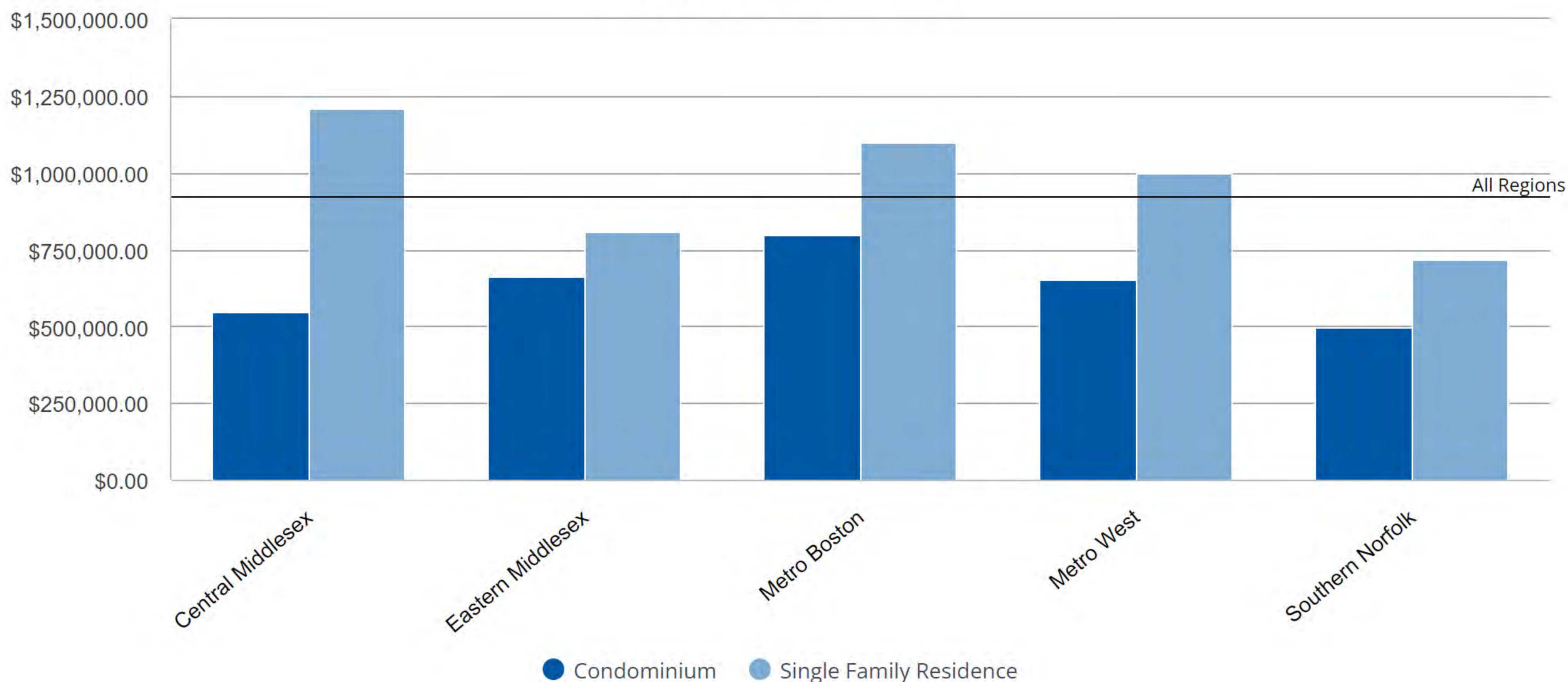
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	November 2025	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$925,000	⬆️	2.7%	⬆️	7.6%	⬆️	5.3%
CONDO	\$722,500	⬆️	1.0%	⬆️	1.8%	⬆️	-0.5%

Historical Activity



Region Comparison



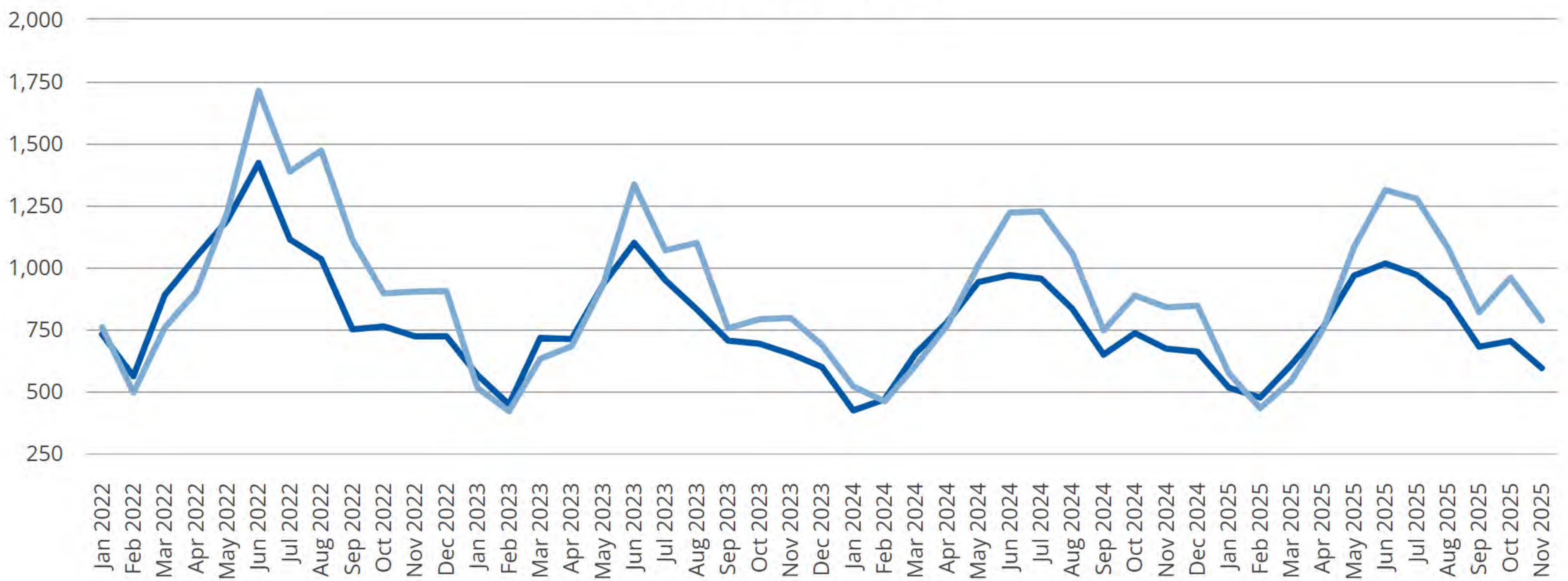
Closed Sales



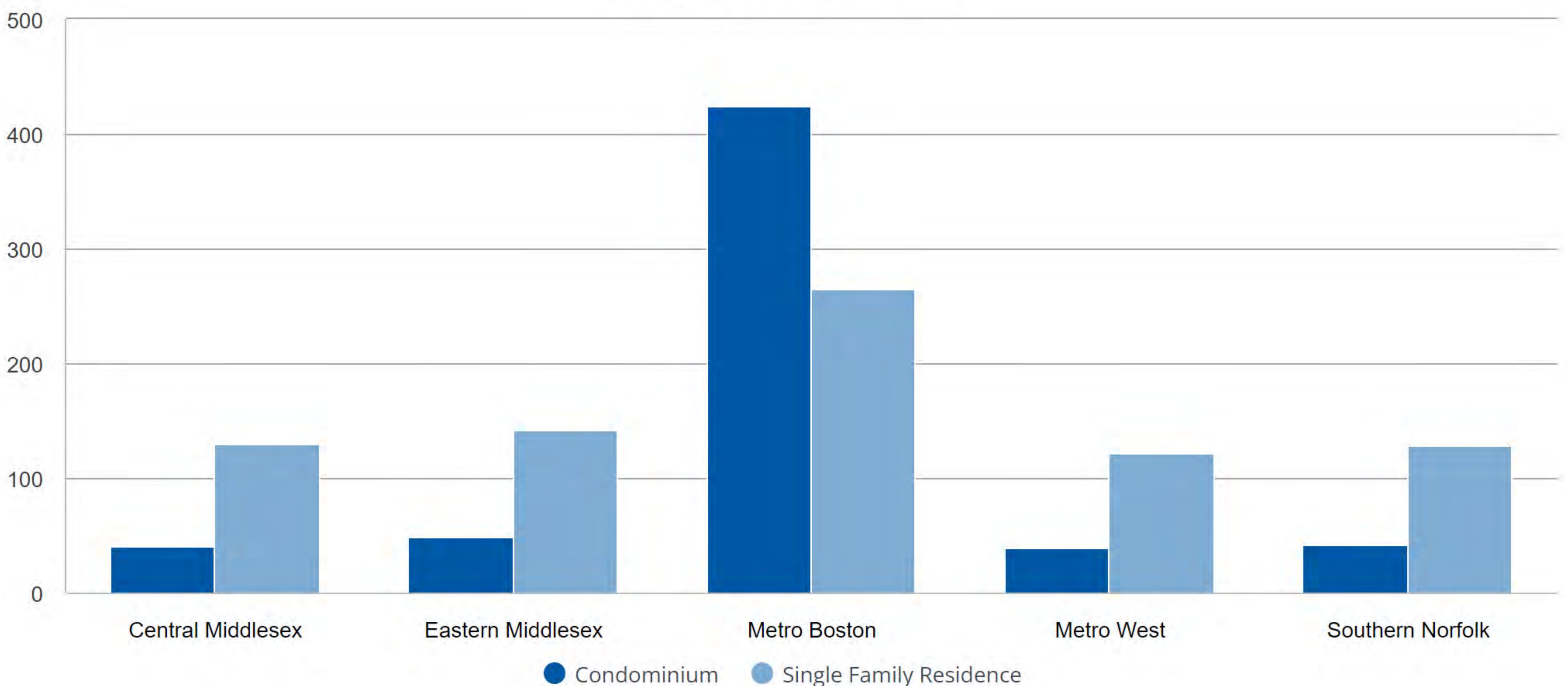
The number of properties that sold.

	November 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	786	⚡ -18.0%	⚡ -6.3%	⬆️ 2.9%
CONDO	594	⚡ -15.5%	⚡ -11.6%	⬆️ 1.0%

Historical Activity



Region Comparison



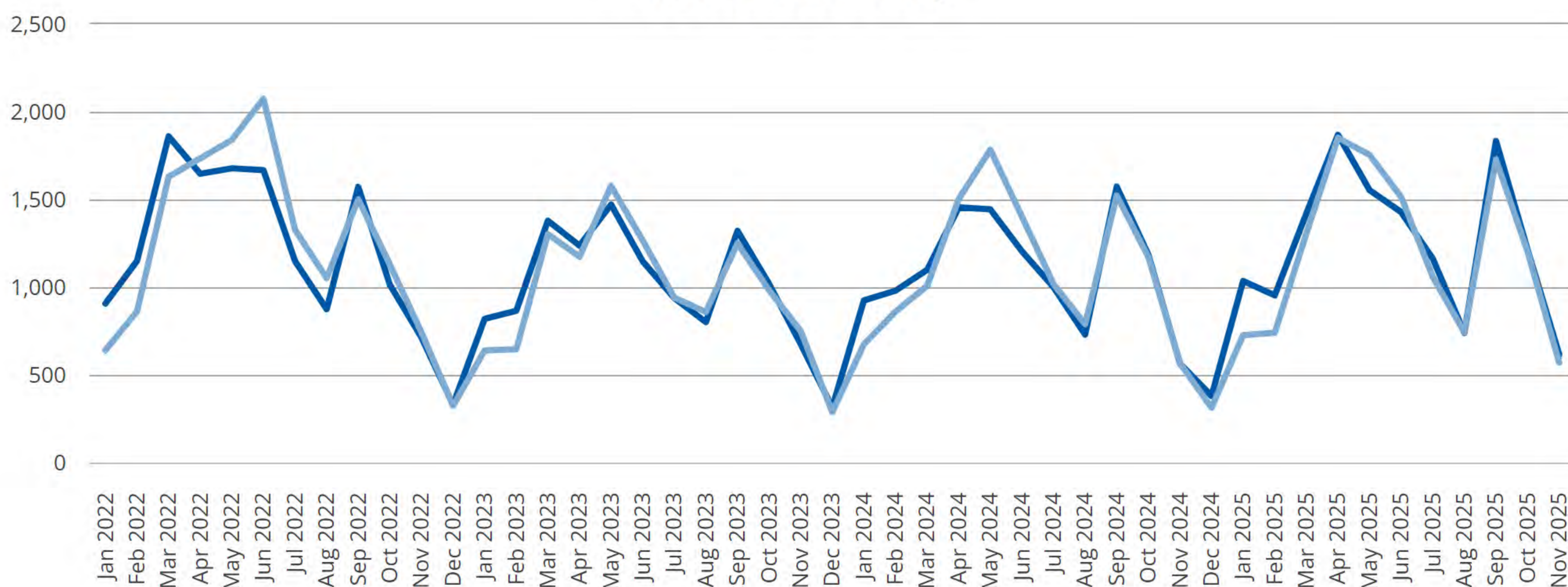
New Listings



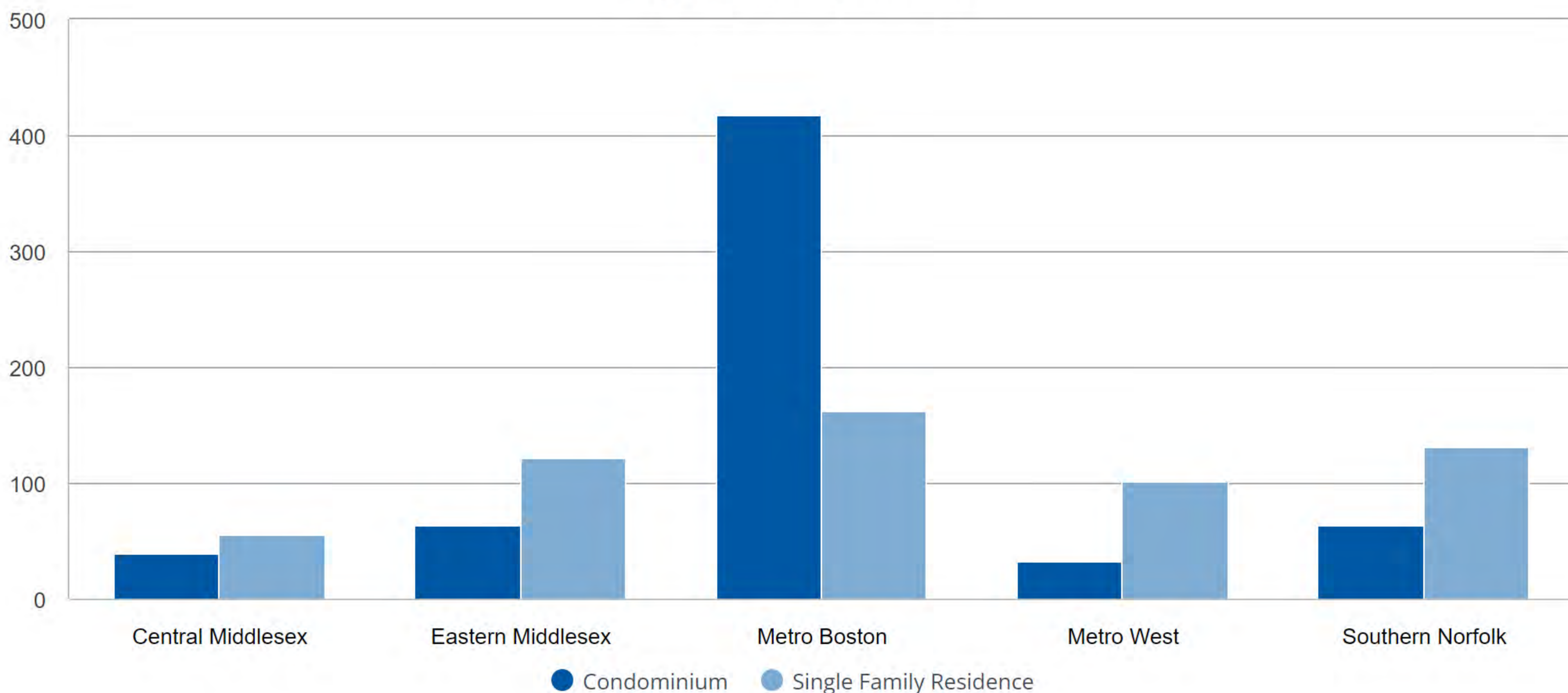
The number of properties listed regardless of current status.

	November 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	571	⚡ -52.5%	⬆️ 0.7%	⬆️ 7.3%
CONDO	616	⚡ -49.3%	⬆️ 9.0%	⬆️ 13.7%

Historical Activity



Region Comparison



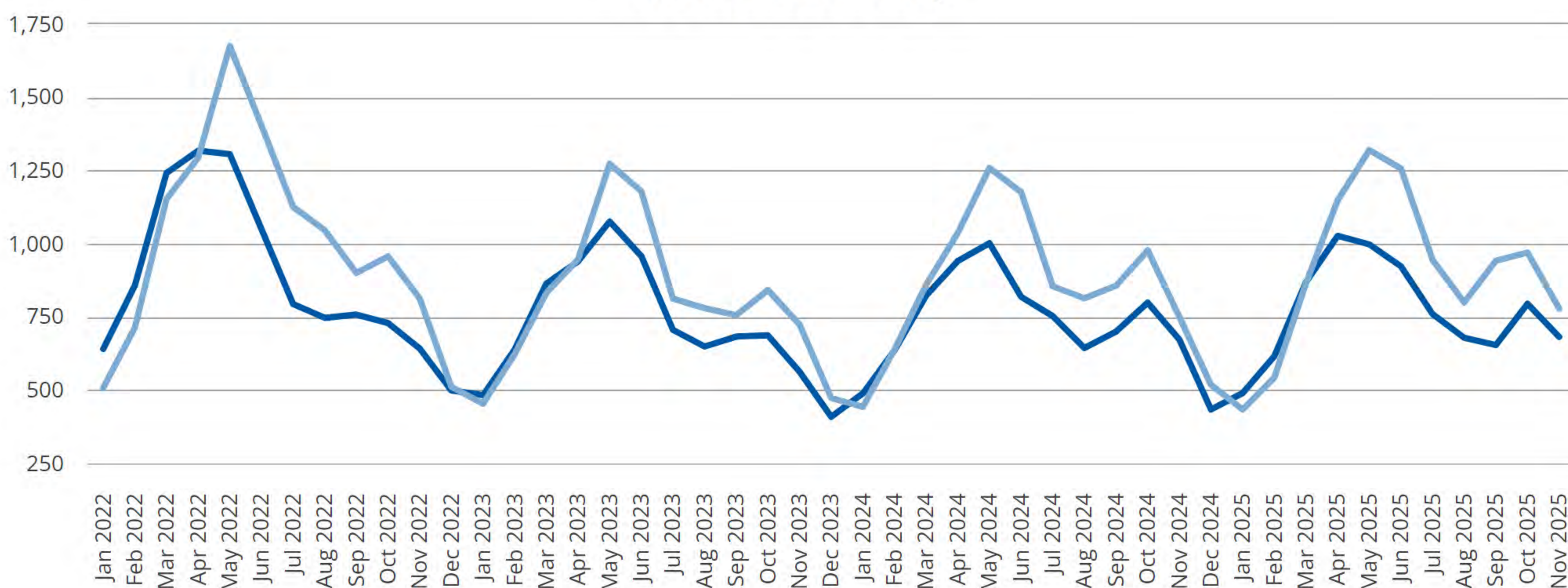
Pending Sales



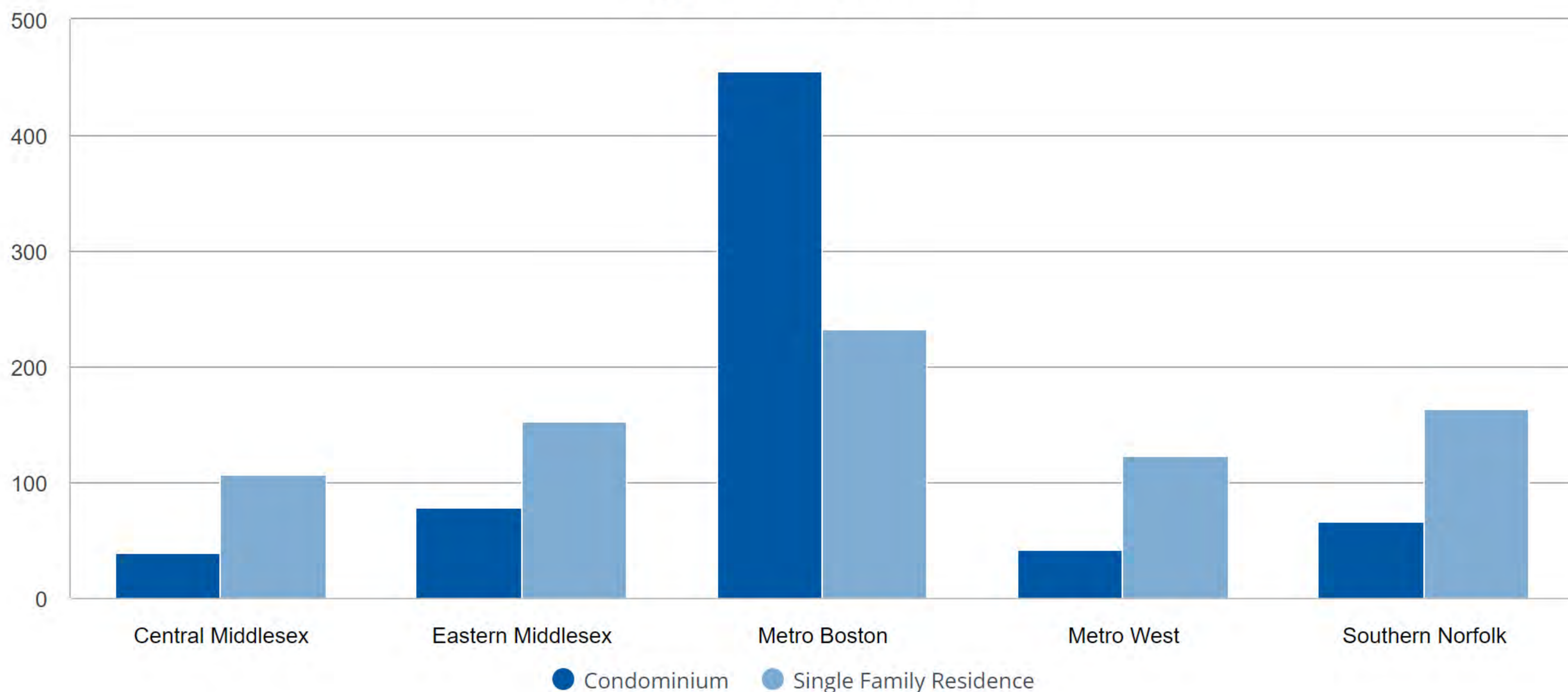
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	November 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	779	⚡ -19.7%	⬆️ 3.9%	⬆️ 3.5%
CONDO	682	⚡ -14.2%	⬆️ 1.3%	⬆️ 2.6%

Historical Activity



Region Comparison



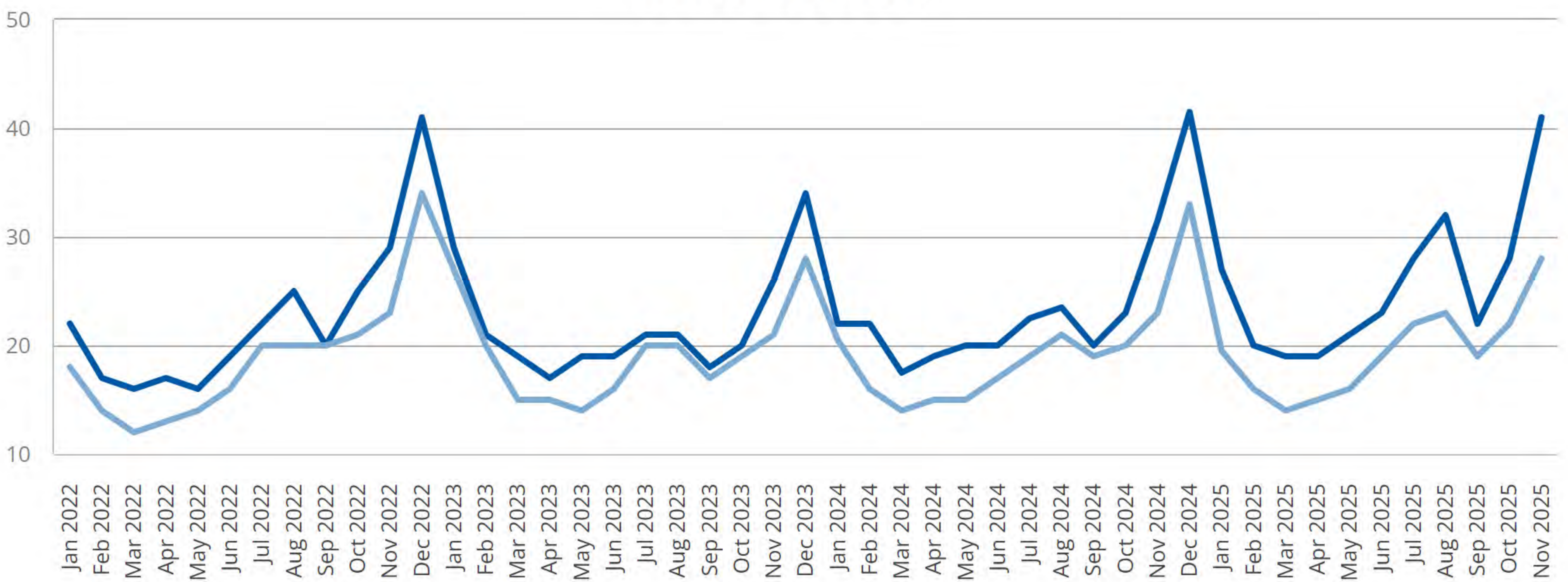
Days on Market



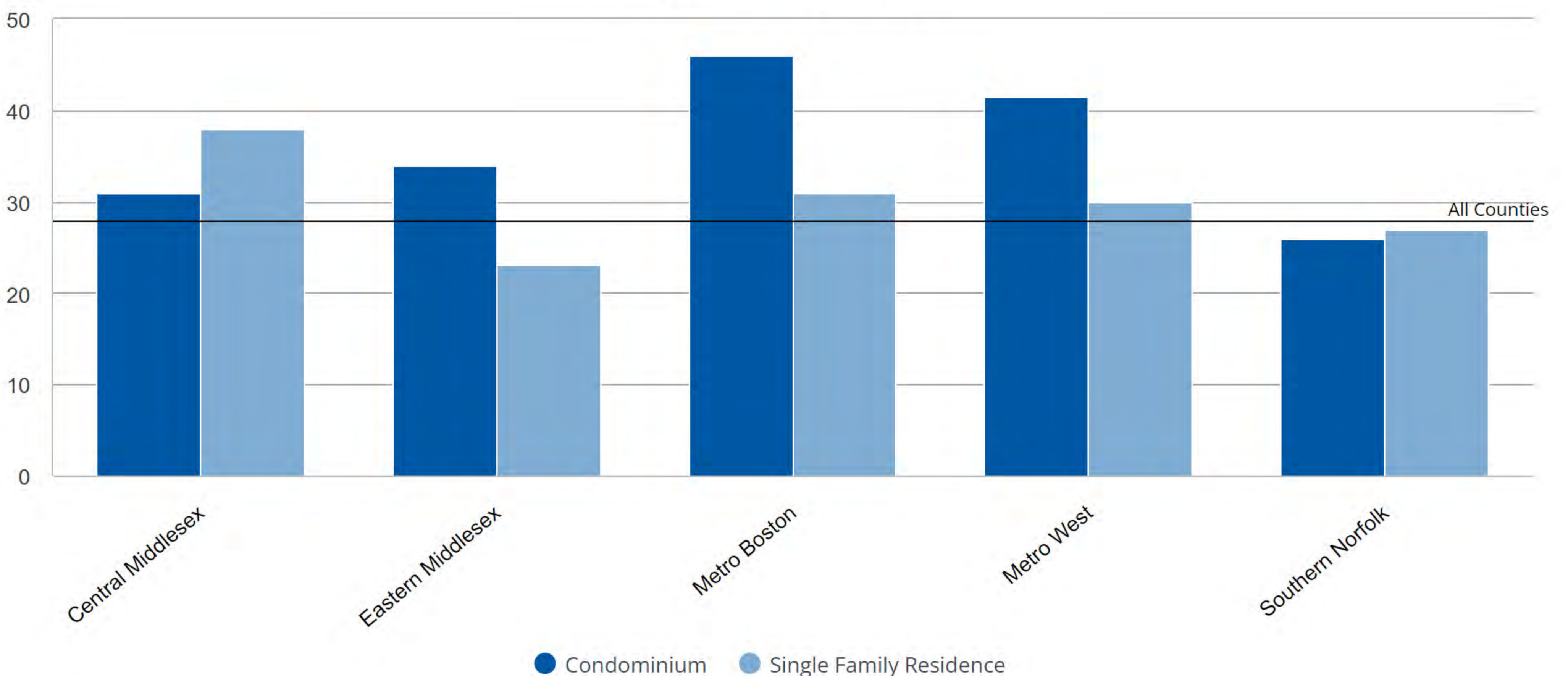
The median number of days between when a property is listed and the purchase contract date.

	November 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	28	⬆️ 27.3%	⬆️ 21.7%	⬆️ 5.6%
CONDO	41	⬆️ 46.4%	⬆️ 30.2%	⬆️ 9.5%

Historical Activity



Region Comparison



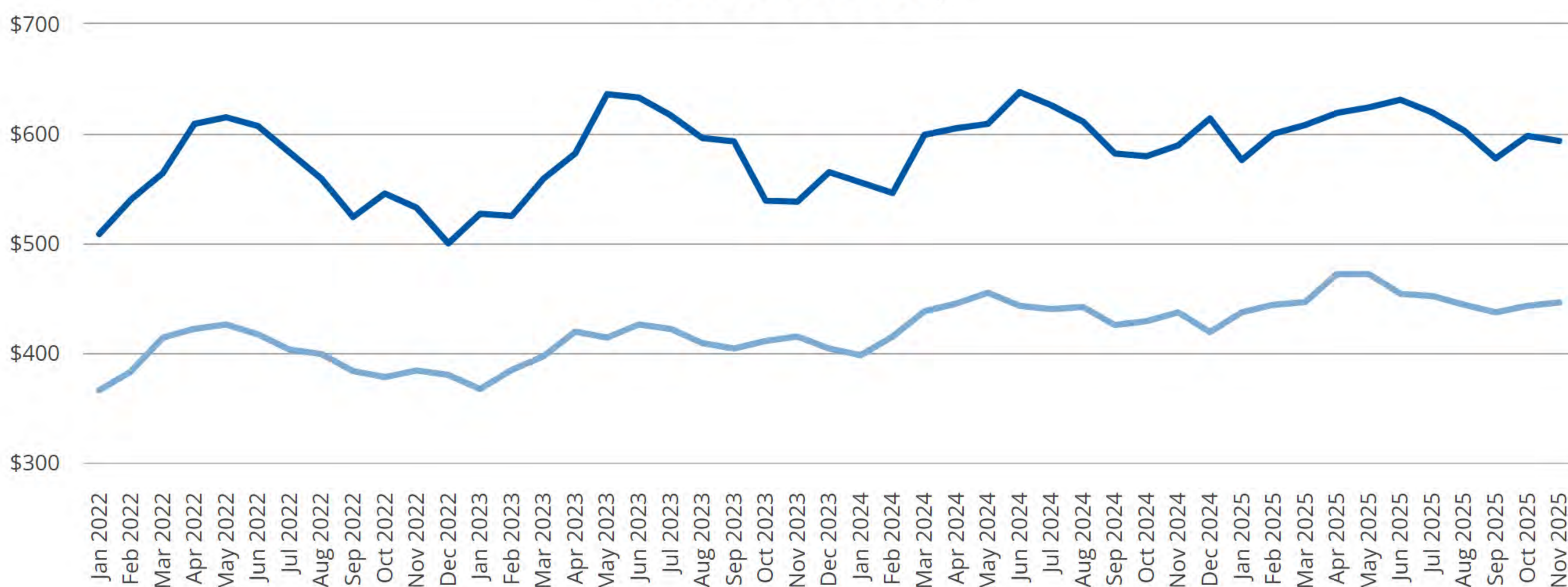
Price per Square Foot



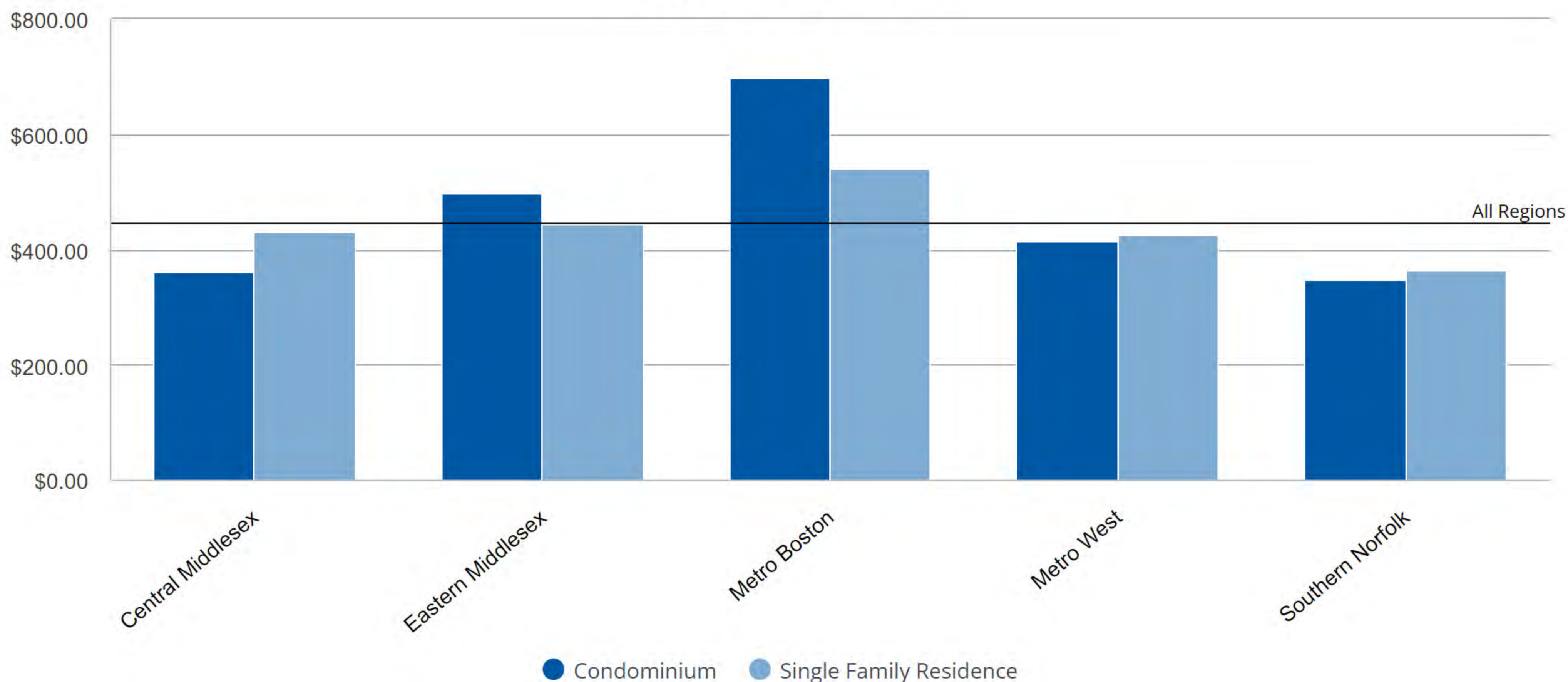
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	November 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	\$446	⬆️ 0.7%	⬆️ 2.1%	⬆️ 3.3%
CONDO	\$594	⬆️ -0.8%	⬆️ 0.7%	⬆️ 1.5%

Historical Activity



Region Comparison



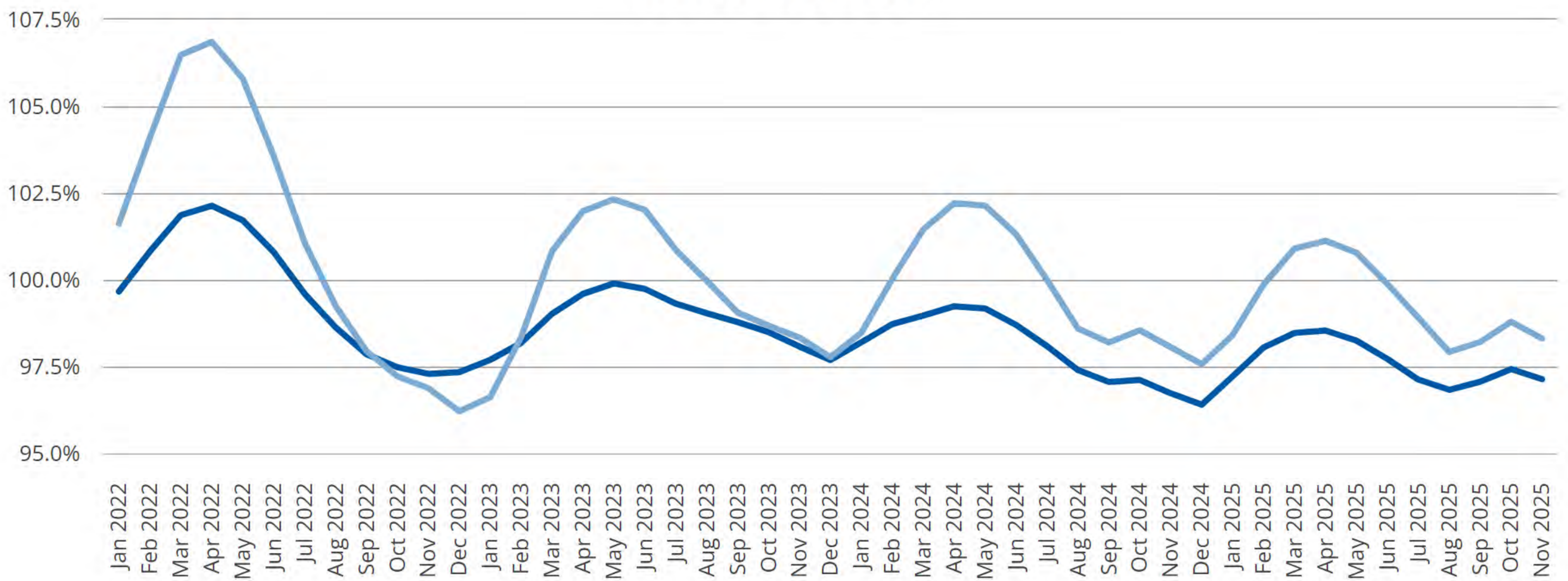
Sold to Original Price Ratio



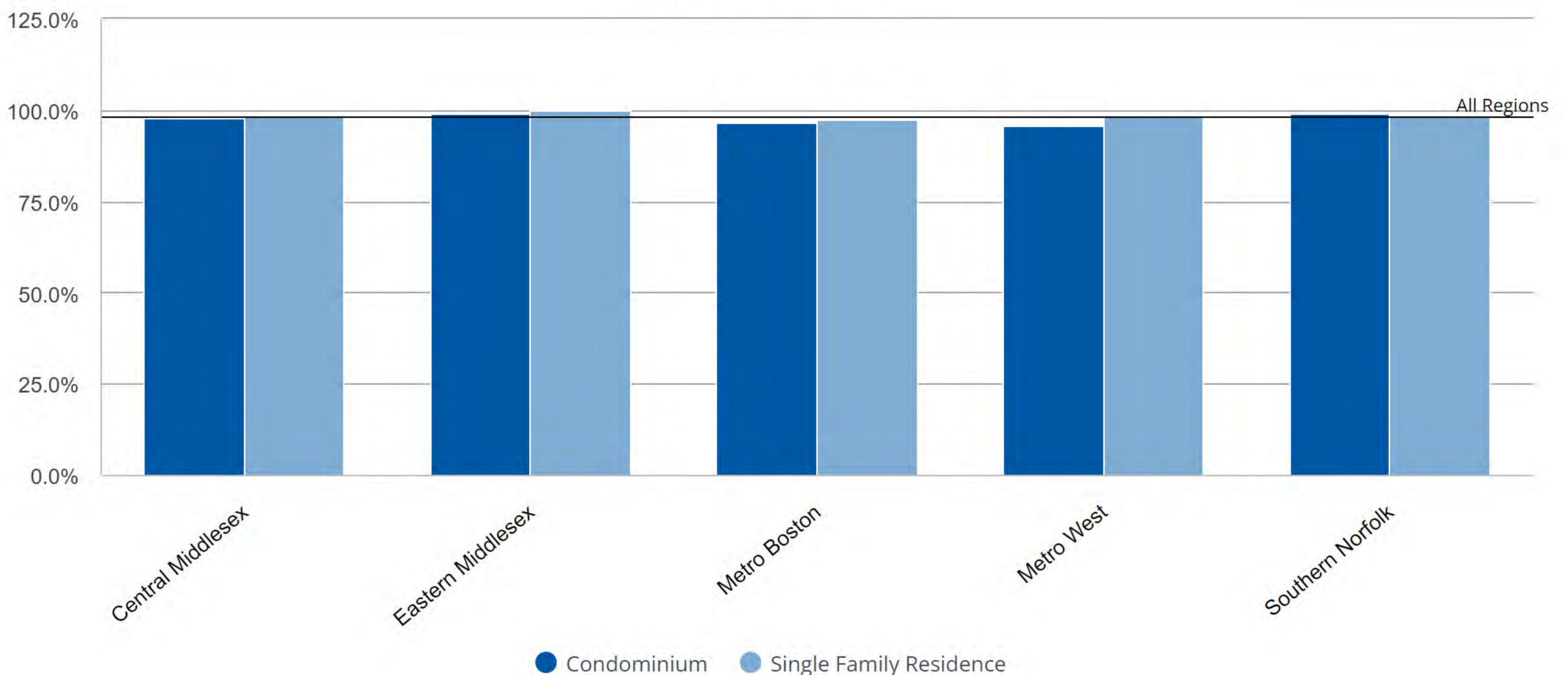
The average of the sales price divided by the original list price expressed as a percentage.

	November 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	98.3%	⚡ -0.5%	⬆️ 0.3%	⚡ -0.8%
CONDO	97.1%	⚡ -0.3%	⬆️ 0.4%	⚡ -0.7%

Historical Activity



Region Comparison



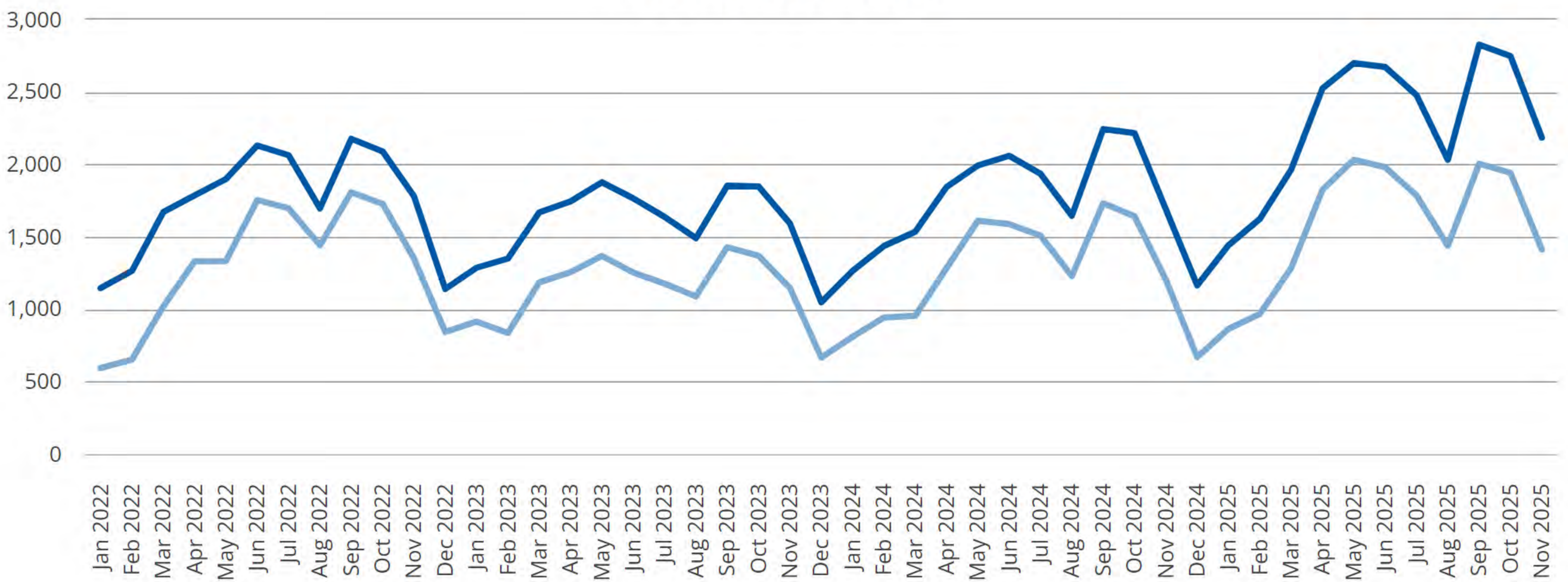
Active Inventory



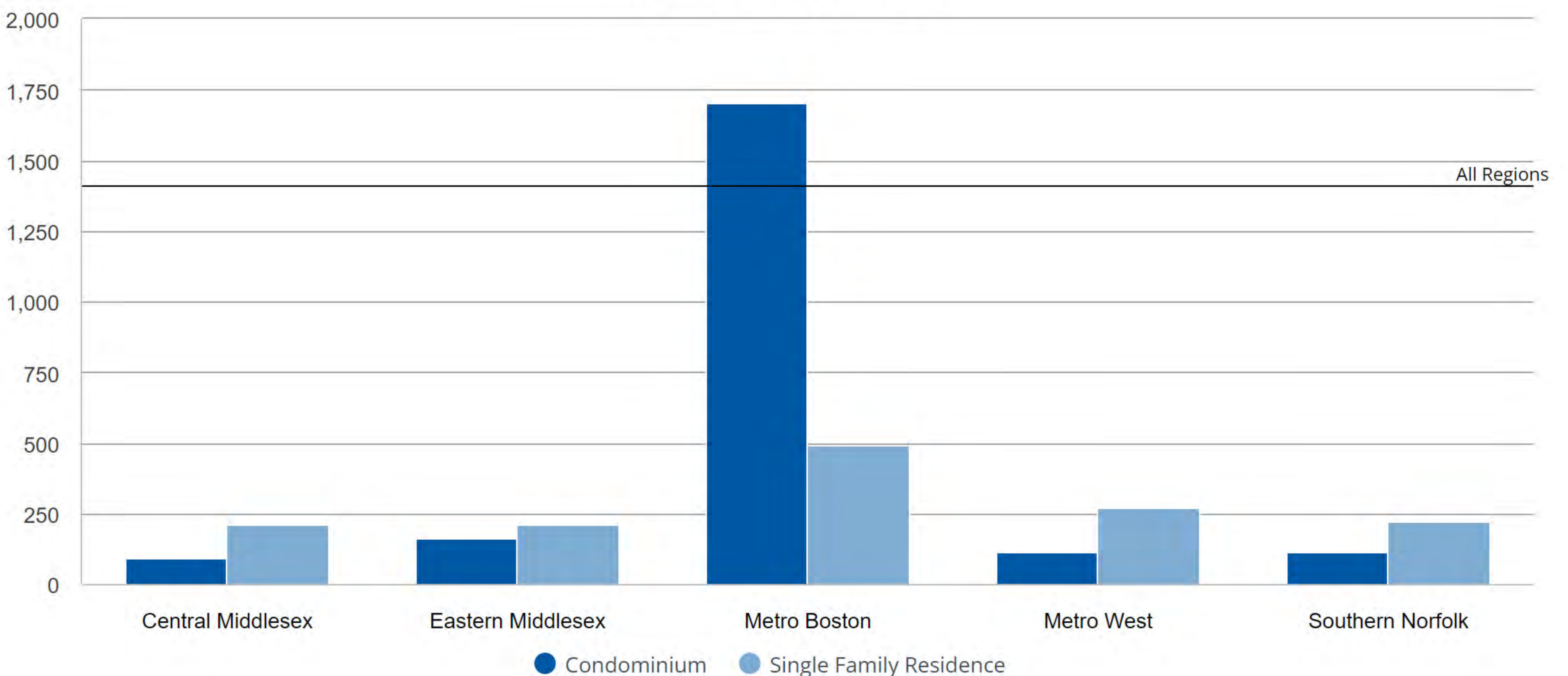
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	November 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,413	⚡ -27.2%	⬆️ 17.4%	—
CONDO	2,186	⚡ -20.5%	⬆️ 29.3%	—

Historical Activity



Region Comparison



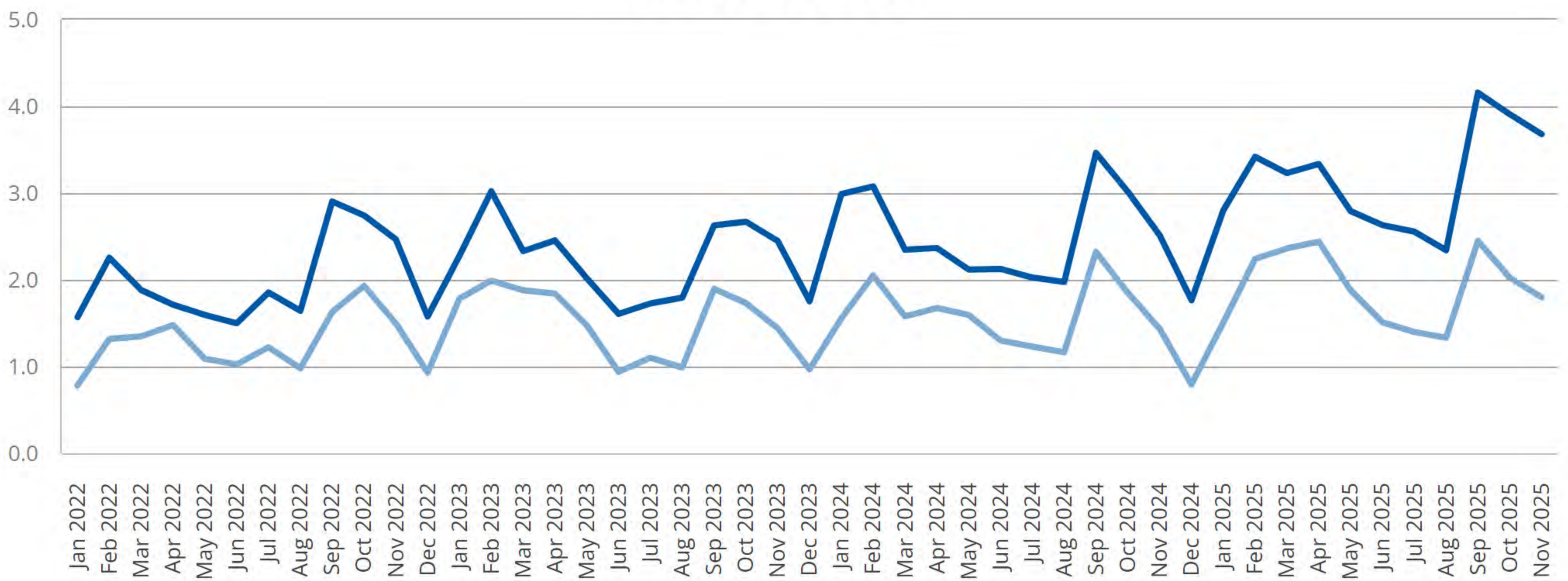
Months Supply of Inventory



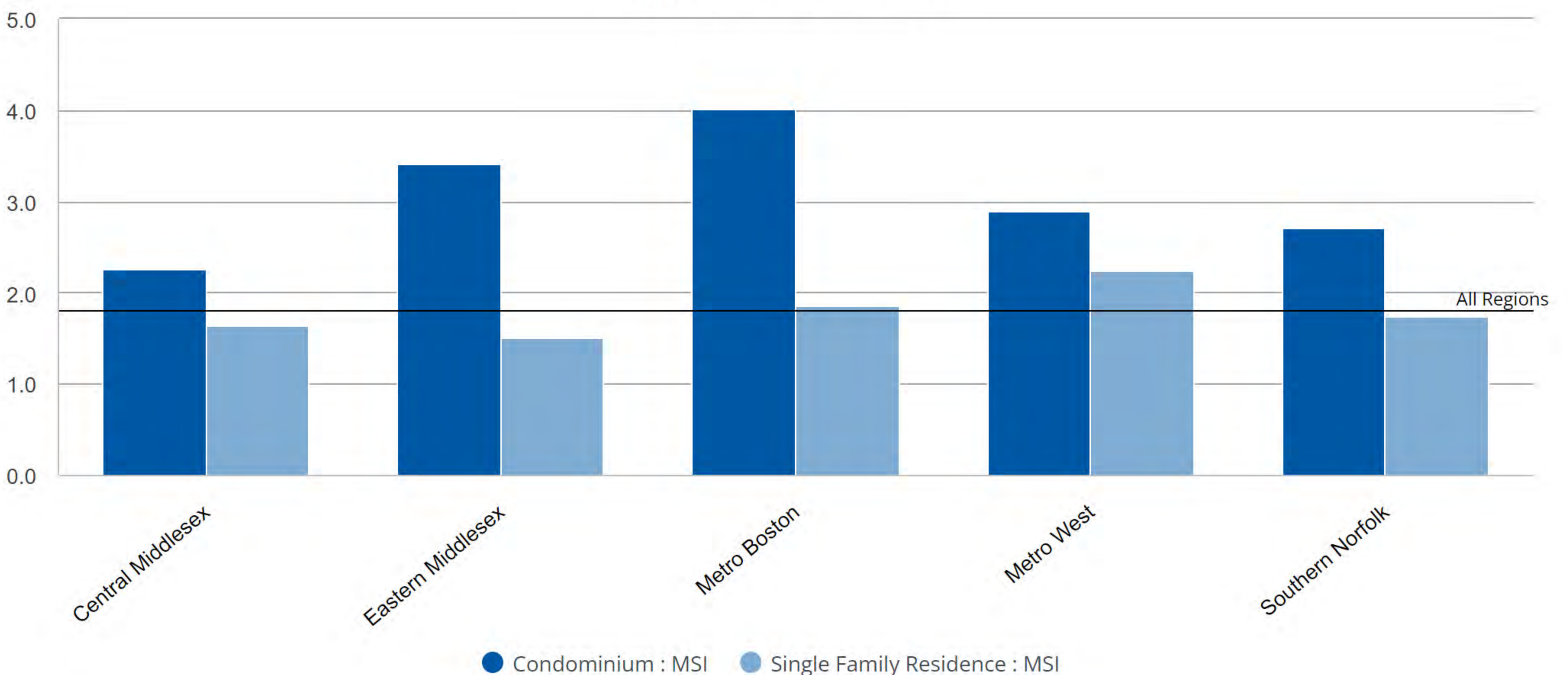
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	November 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1.8	⚡ -11.2%	⚡ 25.3%	—
CONDO	3.7	⚡ -5.9%	⚡ 46.3%	—

Historical Activity



Region Comparison



Central Middlesex Region



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

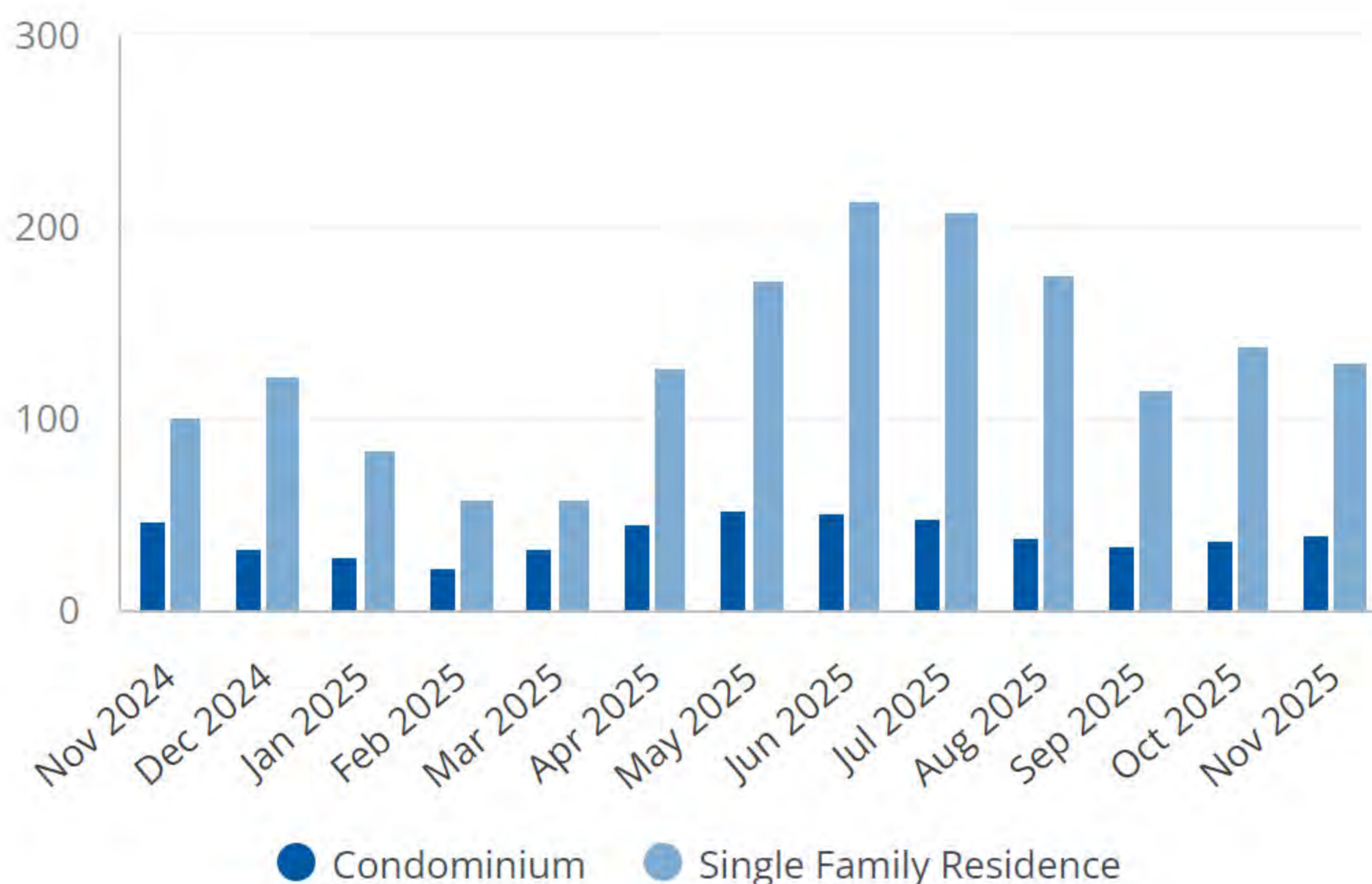
Single Family Homes

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,207,000	\$1,075,000	⬆️ 12.3%	\$1,180,000	⬆️ 2.3%	\$1,240,075	\$1,200,000	⬆️ 3.3%
Closed Sales	130	102	⬆️ 27.5%	139	⬆️ -6.5%	1,485	1,368	⬆️ 8.6%
New Listings	55	75	⬆️ -26.7%	161	⬆️ -65.8%	2,005	1,842	⬆️ 8.8%
Pending Sales	107	94	⬆️ 13.8%	155	⬆️ -31.0%	1,543	1,425	⬆️ 8.3%
Median Days on Market	38	21	⬆️ 81.0%	23	⬆️ 65.2%	20	18	⬆️ 11.1%
Price per Square Foot	\$432	\$411	⬆️ 5.1%	\$423	⬆️ 2.1%	\$451	\$435	⬆️ 3.7%
Sold to Original Price Ratio	98.4%	100.2%	⬆️ -1.8%	98.8%	⬆️ -0.4%	100.3%	101.8%	⬆️ -1.5%
Active Inventory	212	200	⬆️ 6.0%	320	⬆️ -33.8%	—	—	—
Months Supply of Inventory	1.6	2.0	⬆️ -16.8%	2.3	⬆️ -29.2%	—	—	—

Condominiums

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$546,000	\$640,000	⬆️ -14.7%	\$690,200	⬆️ -20.9%	\$602,500	\$621,000	⬆️ -3.0%
Closed Sales	40	47	⬆️ -14.9%	37	⬆️ 8.1%	434	468	⬆️ -7.3%
New Listings	39	14	⬆️ 178.6%	64	⬆️ -39.1%	605	534	⬆️ 13.3%
Pending Sales	39	32	⬆️ 21.9%	50	⬆️ -22.0%	450	456	⬆️ -1.3%
Median Days on Market	31	27.5	⬆️ 12.7%	26	⬆️ 19.2%	20	19	⬆️ 5.3%
Price per Square Foot	\$363	\$358	⬆️ 1.3%	\$392	⬆️ -7.5%	\$383	\$380	⬆️ 0.9%
Sold to Original Price Ratio	97.2%	99.4%	⬆️ -2.2%	99.5%	⬆️ -2.3%	100.3%	101.5%	⬆️ -1.2%
Active Inventory	90	33	⬆️ 172.7%	104	⬆️ -13.5%	—	—	—
Months Supply of Inventory	2.2	0.7	⬆️ 220.4%	2.8	⬆️ -20.0%	—	—	—

Number of Closed Sales



Median Sales Price



Eastern Middlesex Region



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

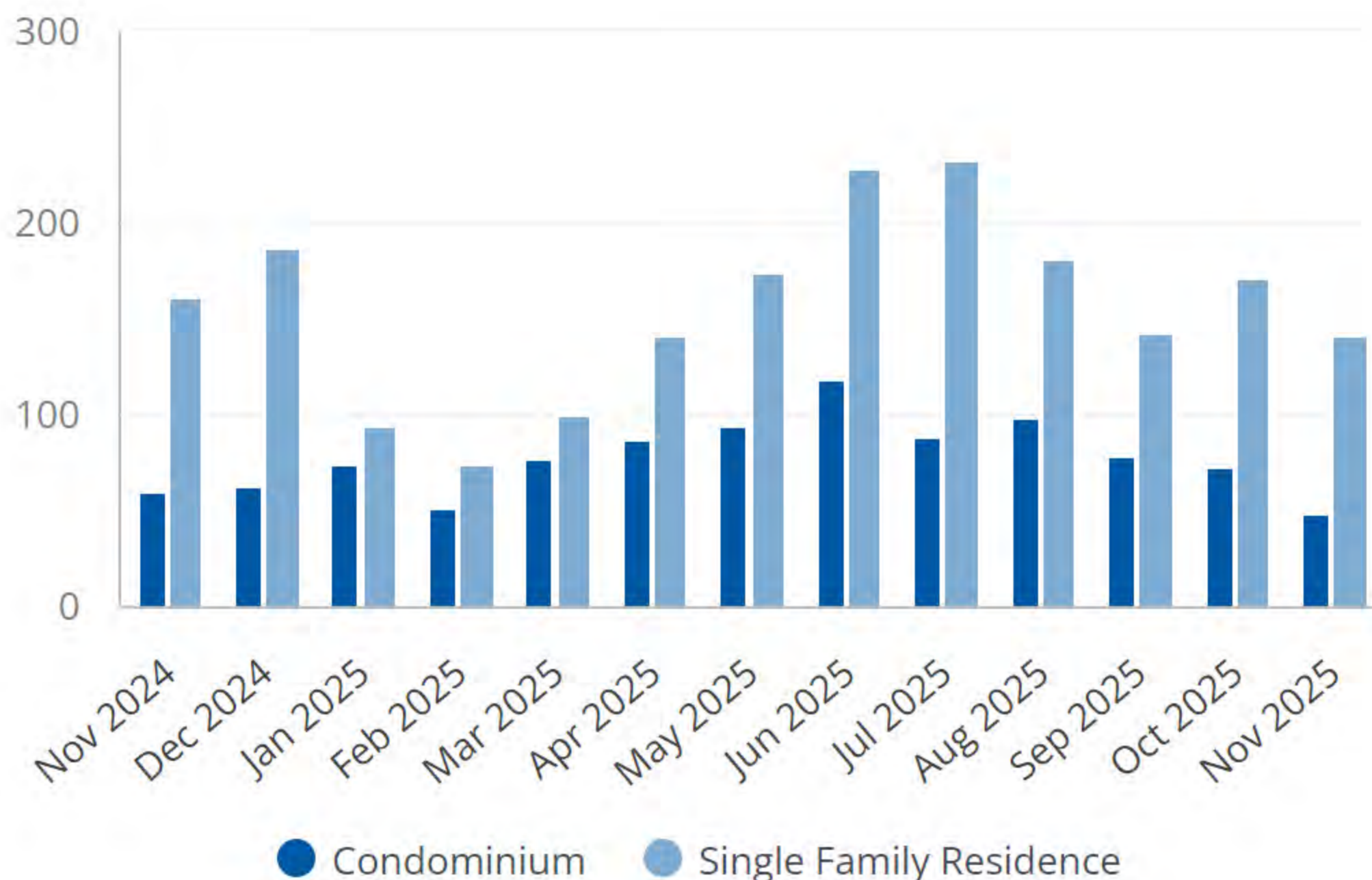
Single Family Homes

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$810,000	\$779,500	⬆️ 3.9%	\$880,000	⬇️ -8.0%	\$880,000	\$840,000	⬆️ 4.8%
Closed Sales	142	162	⬇️ -12.3%	172	⬇️ -17.4%	1,684	1,678	⬆️ 0.4%
New Listings	122	102	⬆️ 19.6%	231	⬇️ -47.2%	2,237	2,096	⬆️ 6.7%
Pending Sales	153	161	⬇️ -5.0%	180	⬇️ -15.0%	1,776	1,773	⬆️ 0.2%
Median Days on Market	23	21	⬆️ 9.5%	21	⬆️ 9.5%	17	16	⬆️ 6.3%
Price per Square Foot	\$444	\$441	⬆️ 0.7%	\$461	⬇️ -3.6%	\$454	\$436	⬆️ 4.1%
Sold to Original Price Ratio	100.6%	101.2%	⬇️ -0.6%	101.3%	⬇️ -0.6%	103.2%	103.6%	⬇️ -0.3%
Active Inventory	213	137	⬆️ 55.5%	271	⬇️ -21.4%	—	—	—
Months Supply of Inventory	1.5	0.8	⬆️ 77.4%	1.6	⬇️ -4.8%	—	—	—

Condominiums

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$664,000	\$565,000	⬆️ 17.5%	\$610,000	⬆️ 8.9%	\$600,000	\$625,000	⬆️ -4.0%
Closed Sales	48	60	⬇️ -20.0%	73	⬇️ -34.2%	888	866	⬆️ 2.5%
New Listings	63	68	⬇️ -7.4%	119	⬇️ -47.1%	1,289	1,126	⬆️ 14.5%
Pending Sales	79	81	⬇️ -2.5%	72	⬆️ 9.7%	901	868	⬆️ 3.8%
Median Days on Market	34	21	⬆️ 61.9%	27	⬆️ 25.9%	20	18	⬆️ 11.1%
Price per Square Foot	\$498	\$485	⬆️ 2.6%	\$488	⬆️ 1.9%	\$496	\$490	⬆️ 1.2%
Sold to Original Price Ratio	98.9%	100.2%	⬇️ -1.2%	98.8%	⬆️ 0.1%	100.1%	101.0%	⬇️ -0.9%
Active Inventory	164	109	⬆️ 50.5%	216	⬇️ -24.1%	—	—	—
Months Supply of Inventory	3.4	1.8	⬆️ 88.1%	3.0	⬆️ 15.5%	—	—	—

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

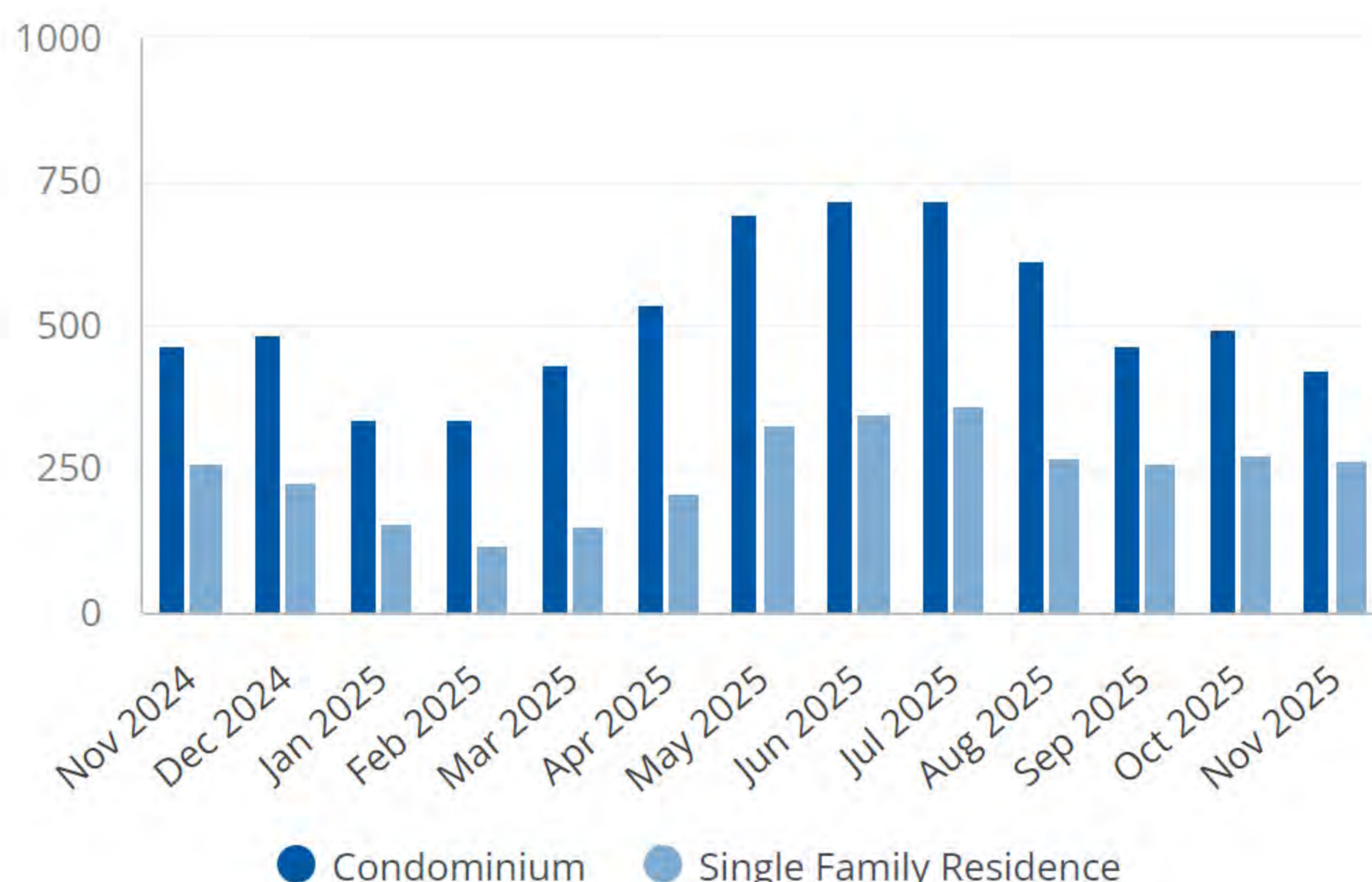
Single Family Homes

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,100,000	\$987,500	⬆️ 11.4%	\$997,500	⬆️ 10.3%	\$1,115,000	\$990,000	⬆️ 12.6%
Closed Sales	265	262	⬆️ 1.1%	274	⬆️ -3.3%	2,754	2,720	⬆️ 1.3%
New Listings	162	174	⬆️ -6.9%	383	⬆️ -57.7%	4,104	3,832	⬆️ 7.1%
Pending Sales	232	209	⬆️ 11.0%	299	⬆️ -22.4%	2,869	2,822	⬆️ 1.7%
Median Days on Market	31	23	⬆️ 34.8%	24	⬆️ 29.2%	20	19	⬆️ 5.3%
Price per Square Foot	\$540	\$516	⬆️ 4.7%	\$545	⬆️ -0.8%	\$549	\$529	⬆️ 3.8%
Sold to Original Price Ratio	97.2%	99.0%	⬆️ -1.8%	99.8%	⬆️ -2.5%	100.4%	101.0%	⬆️ -0.6%
Active Inventory	494	433	⬆️ 14.1%	680	⬆️ -27.4%	—	—	—
Months Supply of Inventory	1.9	1.7	⬆️ 12.8%	2.5	⬆️ -24.9%	—	—	—

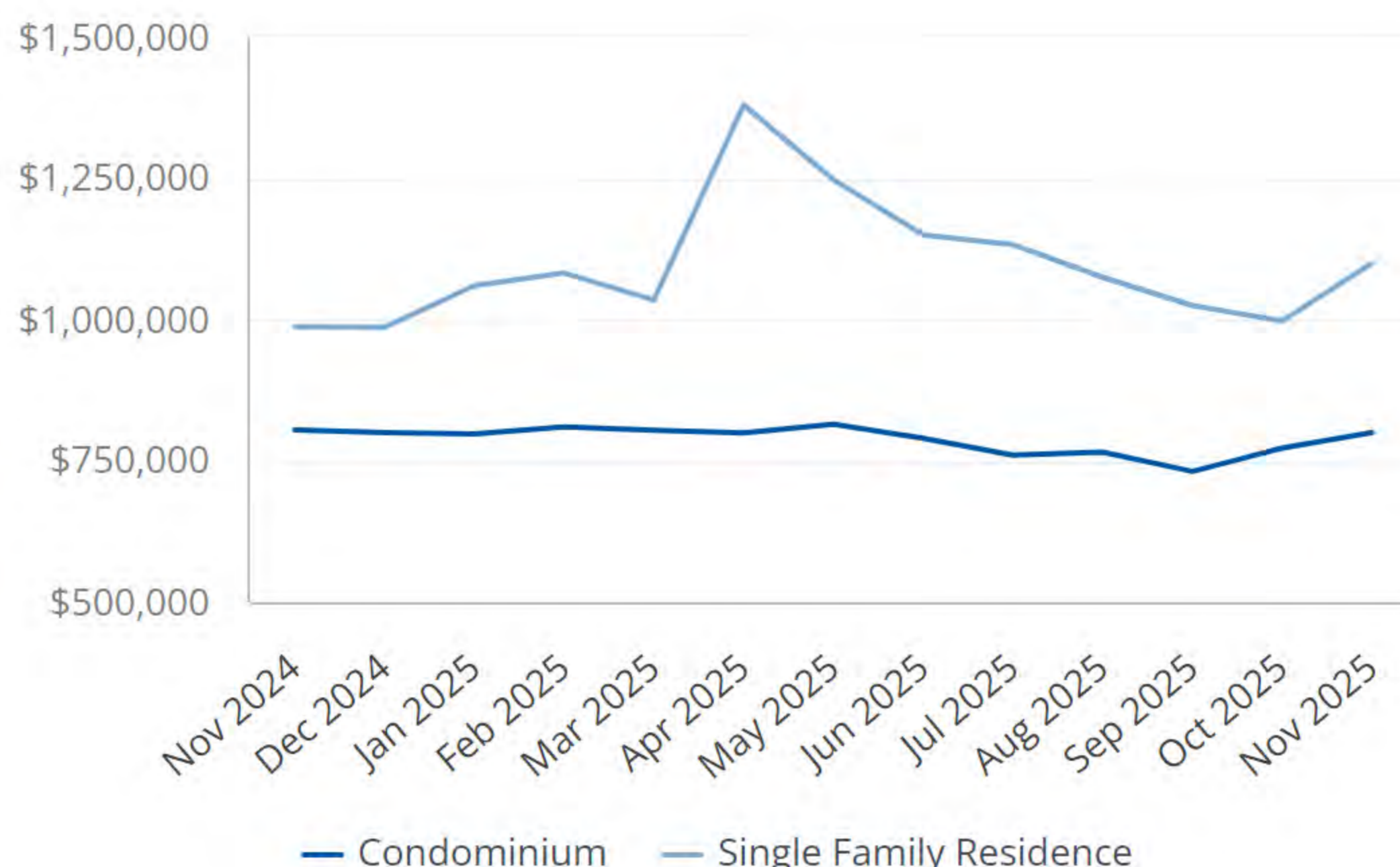
Condominiums

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$800,000	\$805,000	⬆️ -0.6%	\$772,500	⬆️ 3.6%	\$790,000	\$780,000	⬆️ 1.3%
Closed Sales	425	465	⬆️ -8.6%	495	⬆️ -14.1%	5,783	5,581	⬆️ 3.6%
New Listings	417	400	⬆️ 4.3%	856	⬆️ -51.3%	10,350	9,073	⬆️ 14.1%
Pending Sales	456	484	⬆️ -5.8%	566	⬆️ -19.4%	6,010	5,816	⬆️ 3.3%
Median Days on Market	46	35	⬆️ 31.4%	29	⬆️ 58.6%	25	22	⬆️ 13.6%
Price per Square Foot	\$699	\$699	↔️ 0.0%	\$692	⬆️ 1.0%	\$718	\$722	⬆️ -0.6%
Sold to Original Price Ratio	97.0%	97.7%	⬆️ -0.7%	97.4%	⬆️ -0.4%	98.2%	99.0%	⬆️ -0.8%
Active Inventory	1,705	1,385	⬆️ 23.1%	2,145	⬆️ -20.5%	—	—	—
Months Supply of Inventory	4.0	3.0	⬆️ 34.7%	4.3	⬆️ -7.4%	—	—	—

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

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,000,000	\$910,000	⬆️ 9.9%	\$900,500	⬆️ 11.0%	\$1,000,000	\$990,000	⬆️ 1.0%
Closed Sales	121	172	⬆️ -29.7%	188	⬆️ -35.6%	1,898	1,853	⬆️ 2.4%
New Listings	101	96	⬆️ 5.2%	202	⬆️ -50.0%	2,580	2,388	⬆️ 8.0%
Pending Sales	123	136	⬆️ -9.6%	169	⬆️ -27.2%	1,965	1,877	⬆️ 4.7%
Median Days on Market	30	29	⬆️ 3.4%	25	⬆️ 20.0%	18	17	⬆️ 9.1%
Price per Square Foot	\$425	\$409	⬆️ 4.0%	\$395	⬆️ 7.6%	\$422	\$411	⬆️ 2.7%
Sold to Original Price Ratio	98.7%	99.8%	⬆️ -1.1%	97.8%	⬆️ 0.9%	100.4%	101.9%	⬆️ -1.5%
Active Inventory	272	231	⬆️ 17.7%	370	⬆️ -26.5%	—	—	—
Months Supply of Inventory	2.2	1.3	⬆️ 67.4%	2.0	⬆️ 14.2%	—	—	—

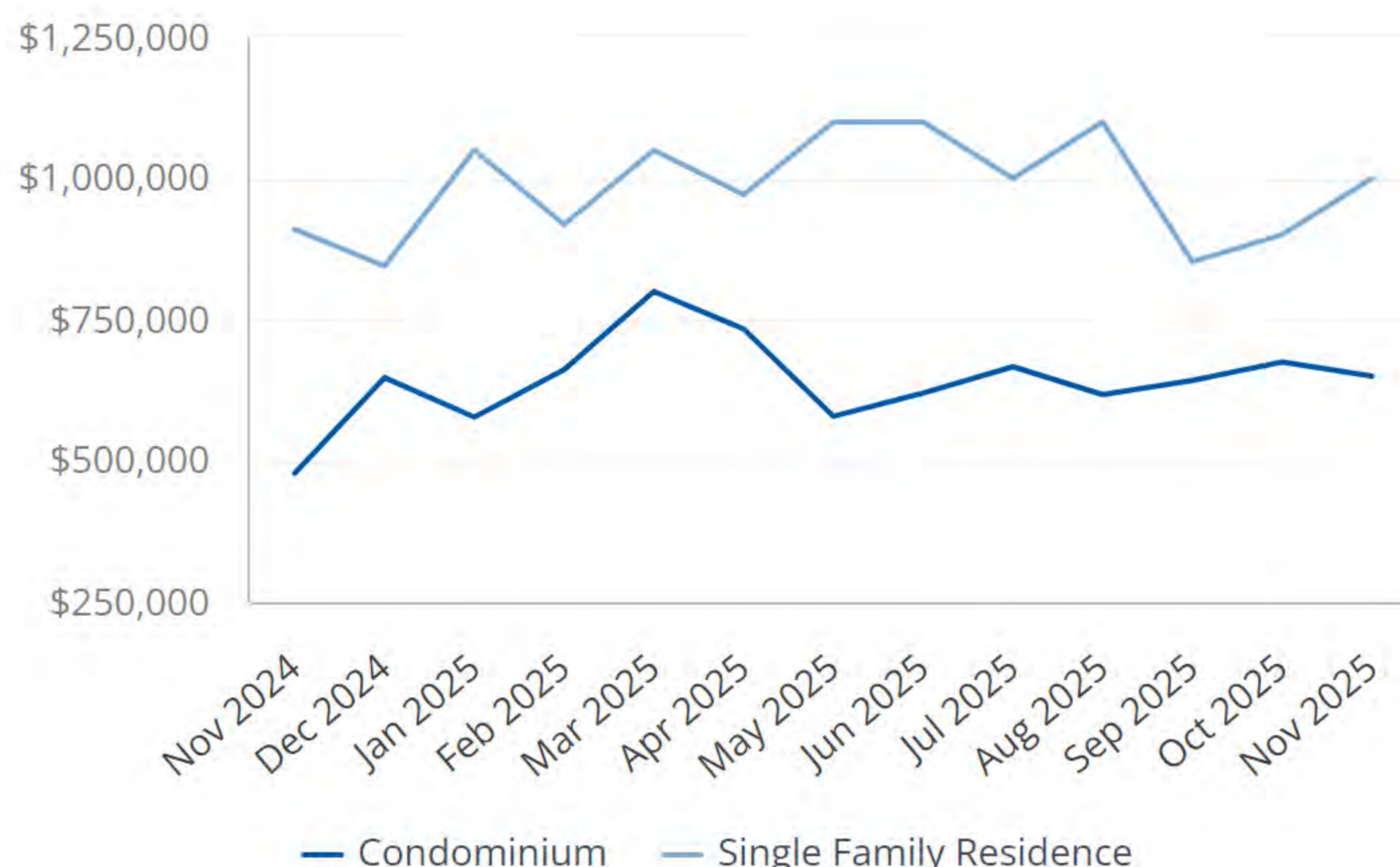
Condominiums

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$650,000	\$478,000	⬆️ 36.0%	\$675,000	⬆️ -3.7%	\$650,000	\$660,000	⬆️ -1.5%
Closed Sales	39	45	⬆️ -13.3%	37	⬆️ 5.4%	514	596	⬆️ -13.8%
New Listings	33	37	⬆️ -10.8%	70	⬆️ -52.9%	765	722	⬆️ 6.0%
Pending Sales	42	36	⬆️ 16.7%	45	⬆️ -6.7%	534	574	⬆️ -7.0%
Median Days on Market	41.5	25.5	⬆️ 62.7%	33.5	⬆️ 23.9%	21	17	⬆️ 23.5%
Price per Square Foot	\$414	\$357	⬆️ 16.0%	\$424	⬆️ -2.4%	\$399	\$388	⬆️ 2.8%
Sold to Original Price Ratio	96.9%	98.8%	⬆️ -1.9%	97.3%	⬆️ -0.4%	99.5%	101.4%	⬆️ -1.8%
Active Inventory	113	87	⬆️ 29.9%	146	⬆️ -22.6%	—	—	—
Months Supply of Inventory	2.9	1.9	⬆️ 49.9%	3.9	⬆️ -26.6%	—	—	—

Number of Closed Sales



Median Sales Price



Southern Norfolk Region



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

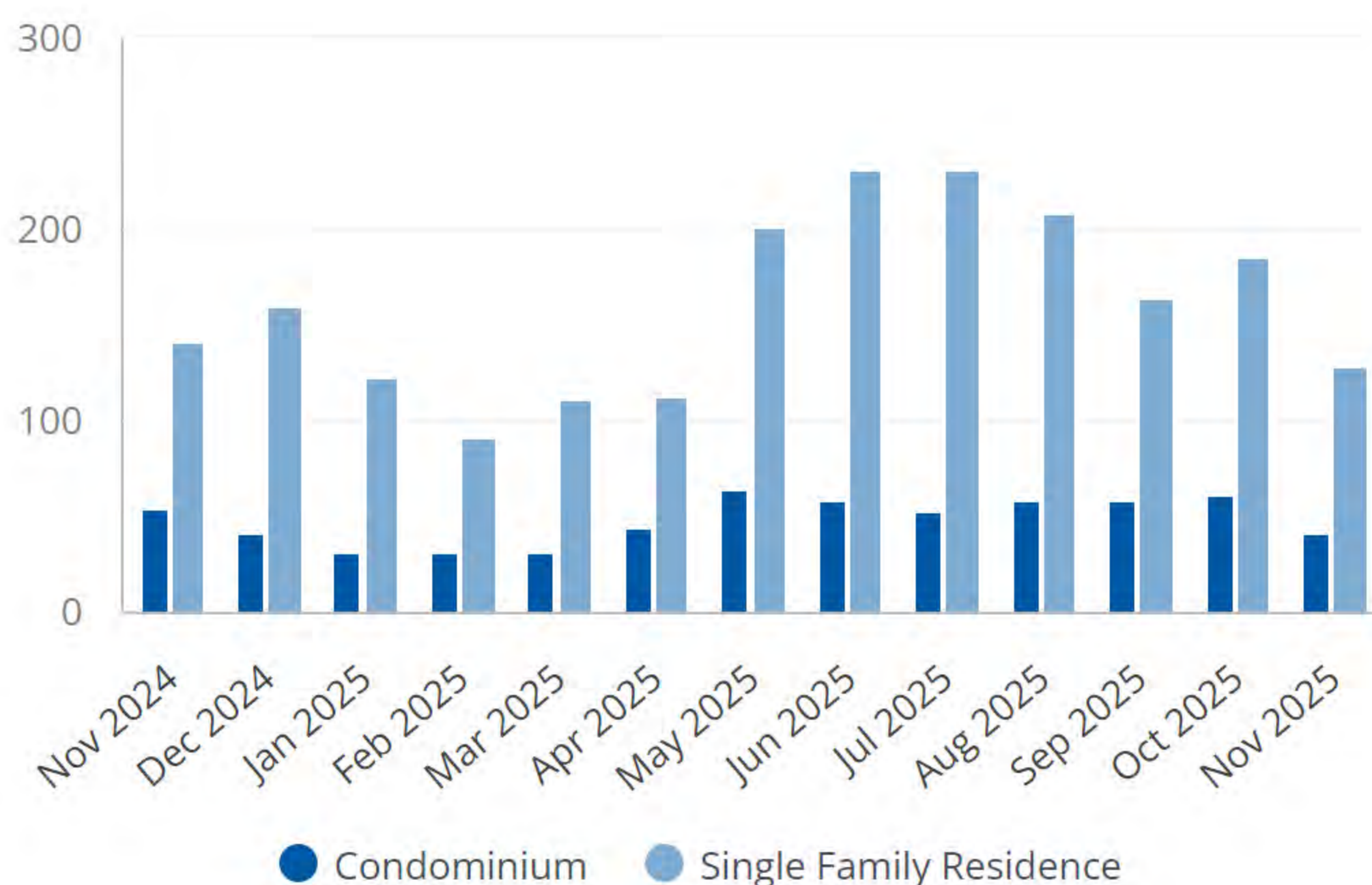
Single Family Homes

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$719,300	\$728,000	▼ -1.2%	\$687,750	▲ 4.6%	\$735,000	\$710,000	▲ 3.5%
Closed Sales	128	141	▼ -9.2%	186	▼ -31.2%	1,790	1,717	▲ 4.3%
New Listings	131	120	▲ 9.2%	226	▼ -42.0%	2,273	2,145	▲ 6.0%
Pending Sales	164	150	▲ 9.3%	167	▼ -1.8%	1,850	1,771	▲ 4.5%
Median Days on Market	27	23	▲ 17.4%	20	▲ 35.0%	20	19	▲ 5.3%
Price per Square Foot	\$365	\$366	▼ -0.3%	\$368	▼ -0.8%	\$369	\$360	▲ 2.5%
Sold to Original Price Ratio	97.8%	100.4%	▼ -2.6%	99.1%	▼ -1.3%	100.8%	101.8%	▼ -1.0%
Active Inventory	222	203	▲ 9.4%	301	▼ -26.2%	—	—	—
Months Supply of Inventory	1.7	1.4	▲ 20.5%	1.6	▲ 7.2%	—	—	—

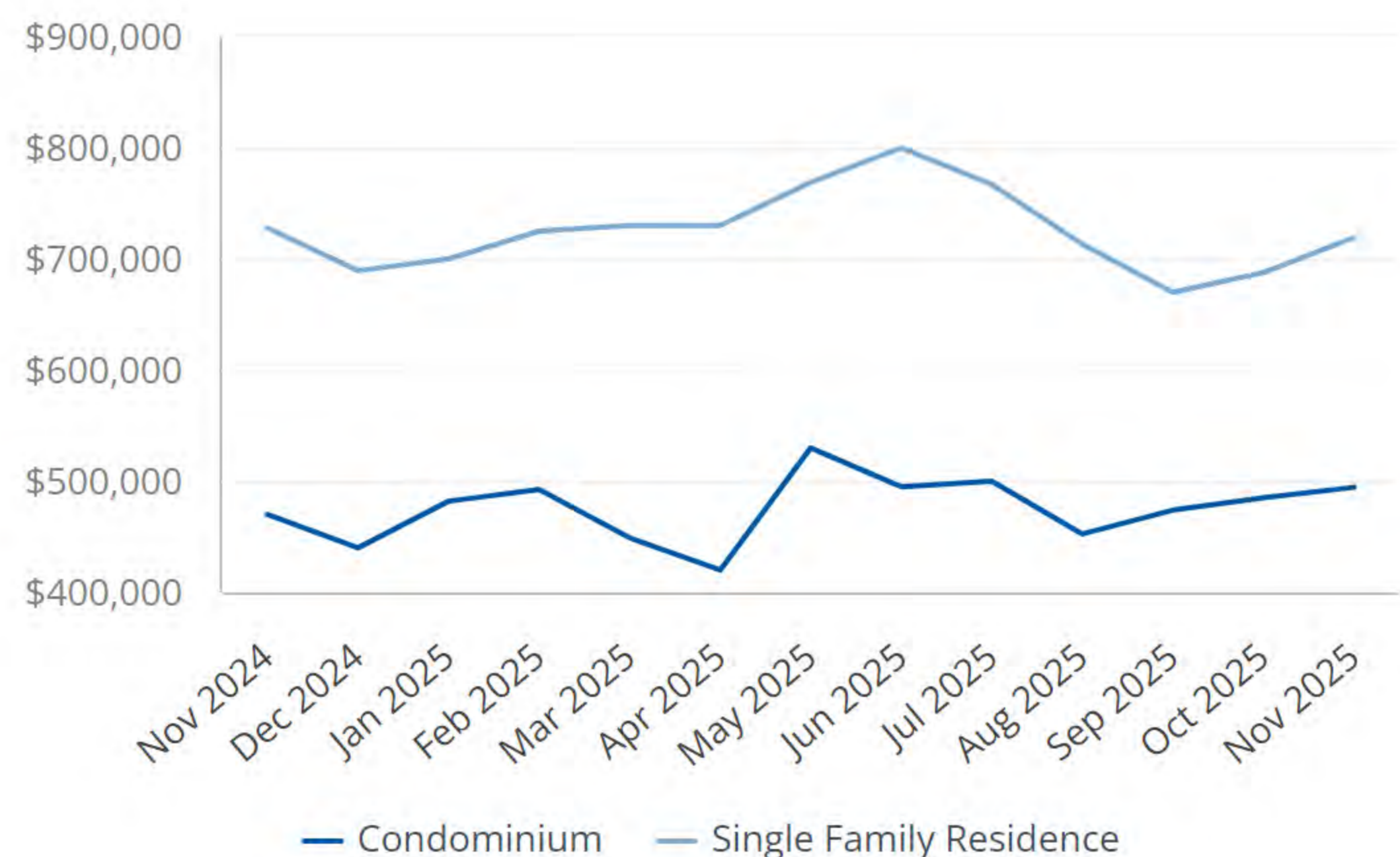
Condominiums

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$494,500	\$470,000	▲ 5.2%	\$485,000	▲ 2.0%	\$481,000	\$482,000	▼ -0.2%
Closed Sales	42	55	▼ -23.6%	61	▼ -31.1%	534	565	▼ -5.5%
New Listings	64	46	▲ 39.1%	105	▼ -39.0%	819	707	▲ 15.8%
Pending Sales	66	40	▲ 65.0%	62	▲ 6.5%	598	565	▲ 5.8%
Median Days on Market	26	22	▲ 18.2%	19	▲ 36.8%	21	19	▲ 10.5%
Price per Square Foot	\$347	\$321	▲ 8.1%	\$365	▼ -4.9%	\$348	\$333	▲ 4.5%
Sold to Original Price Ratio	98.2%	100.2%	▼ -1.9%	99.2%	▼ -0.9%	99.8%	101.6%	▼ -1.7%
Active Inventory	114	76	▲ 50.0%	137	▼ -16.8%	—	—	—
Months Supply of Inventory	2.7	1.4	▲ 96.4%	2.2	▲ 20.8%	—	—	—

Number of Closed Sales



Median Sales Price



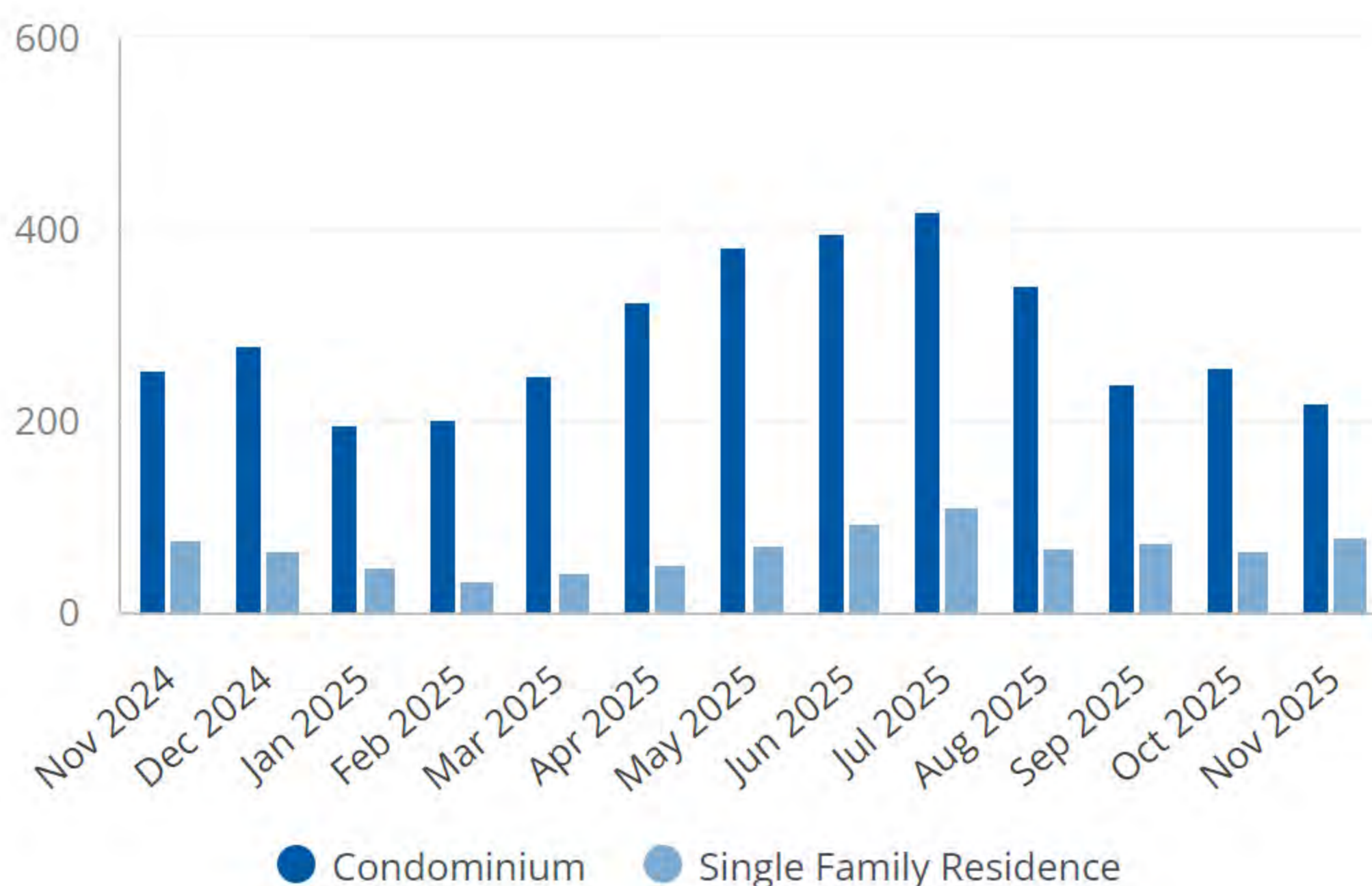
Single Family Homes

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$796,500	\$812,500	▼ -2.0%	\$779,500	▲ 2.2%	\$790,000	\$770,000	▲ 2.6%
Closed Sales	300	332	▼ -9.6%	322	▼ -6.8%	3,973	3,983	▼ -0.3%
New Listings	286	288	▼ -0.7%	636	▼ -55.0%	7,417	6,649	▲ 11.6%
Pending Sales	315	326	▼ -3.4%	385	▼ -18.2%	4,120	4,105	▲ 0.4%
Median Days on Market	47	37	▲ 27.0%	28	▲ 67.9%	26	24	▲ 8.3%
Price per Square Foot	\$704	\$693	▲ 1.6%	\$693	▲ 1.6%	\$730	\$729	▲ 0.1%
Sold to Original Price Ratio	96.6%	97.2%	▼ -0.6%	96.6%	▼ 0.0%	97.9%	98.5%	▼ -0.7%
Active Inventory	1,279	1,072	▲ 19.3%	1,612	▼ -20.7%	—	—	—
Months Supply of Inventory	4.3	3.2	▲ 32.0%	5.0	▼ -14.8%	—	—	—

Condominiums

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$737,000	\$807,500	▼ -8.7%	\$768,750	▼ -4.1%	\$760,000	\$759,000	▲ 0.1%
Closed Sales	220	254	▼ -13.4%	256	▼ -14.1%	3,231	3,243	▼ -0.4%
New Listings	231	233	▼ -0.9%	509	▼ -54.6%	6,246	5,626	▲ 11.0%
Pending Sales	254	257	▼ -1.2%	295	▼ -13.9%	3,342	3,336	▲ 0.2%
Median Days on Market	50	40	▲ 25.0%	30	▲ 66.7%	27	25	▲ 8.0%
Price per Square Foot	\$805	\$785	▲ 2.5%	\$776	▲ 3.8%	\$794	\$796	▼ -0.3%
Sold to Original Price Ratio	96.4%	97.0%	▼ -0.6%	96.6%	▼ -0.2%	97.5%	98.2%	▼ -0.7%
Active Inventory	1,105	962	▲ 14.9%	1,397	▼ -20.9%	—	—	—
Months Supply of Inventory	5.0	3.8	▲ 32.6%	5.5	▼ -8.0%	—	—	—

Number of Closed Sales



Median Sales Price



Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

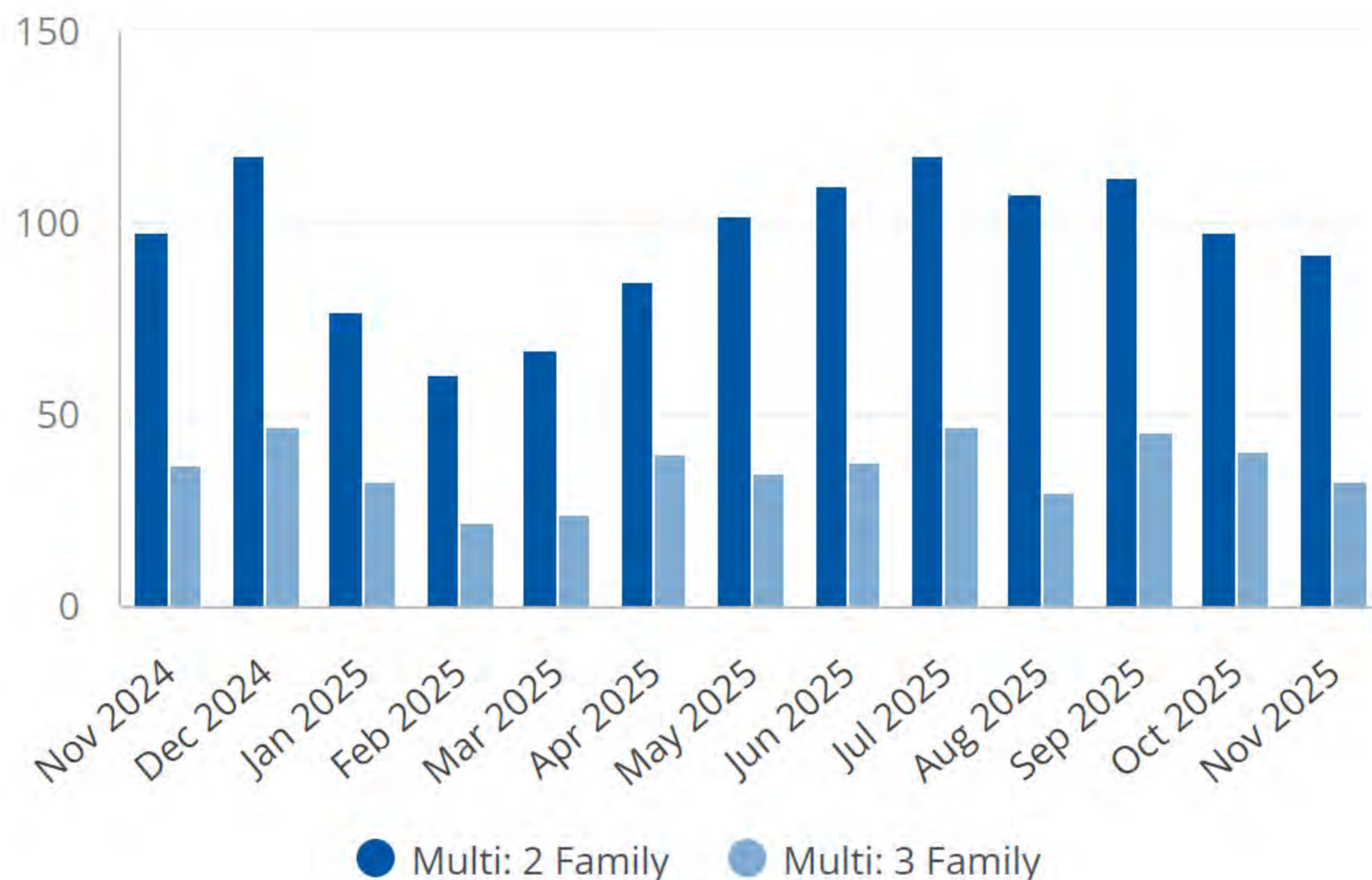
2 Family Homes

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$950,000	\$1,050,000	▼ -9.5%	\$1,000,000	▼ -5.0%	\$1,025,000	\$960,000	▲ 6.8%
Closed Sales	92	98	▼ -6.1%	98	▼ -6.1%	1,030	1,027	▲ 0.3%
New Listings	88	88	▶ 0.0%	169	▼ -47.9%	1,657	1,561	▲ 6.1%
Pending Sales	96	87	▲ 10.3%	128	▼ -25.0%	1,106	1,094	▲ 1.1%
Median Days on Market	27	22	▲ 22.7%	25.5	▲ 5.9%	21	17	▲ 23.5%
Price per Square Foot	\$373	\$402	▼ -7.2%	\$397	▼ -6.2%	\$402	\$389	▲ 3.3%
Sold to Original Price Ratio	96.9%	100.6%	▼ -3.8%	98.5%	▼ -1.7%	99.6%	101.8%	▼ -2.1%
Active Inventory	222	164	▲ 35.4%	287	▼ -22.6%	—	—	—
Months Supply of Inventory	2.4	1.7	▲ 44.2%	2.9	▼ -17.6%	—	—	—

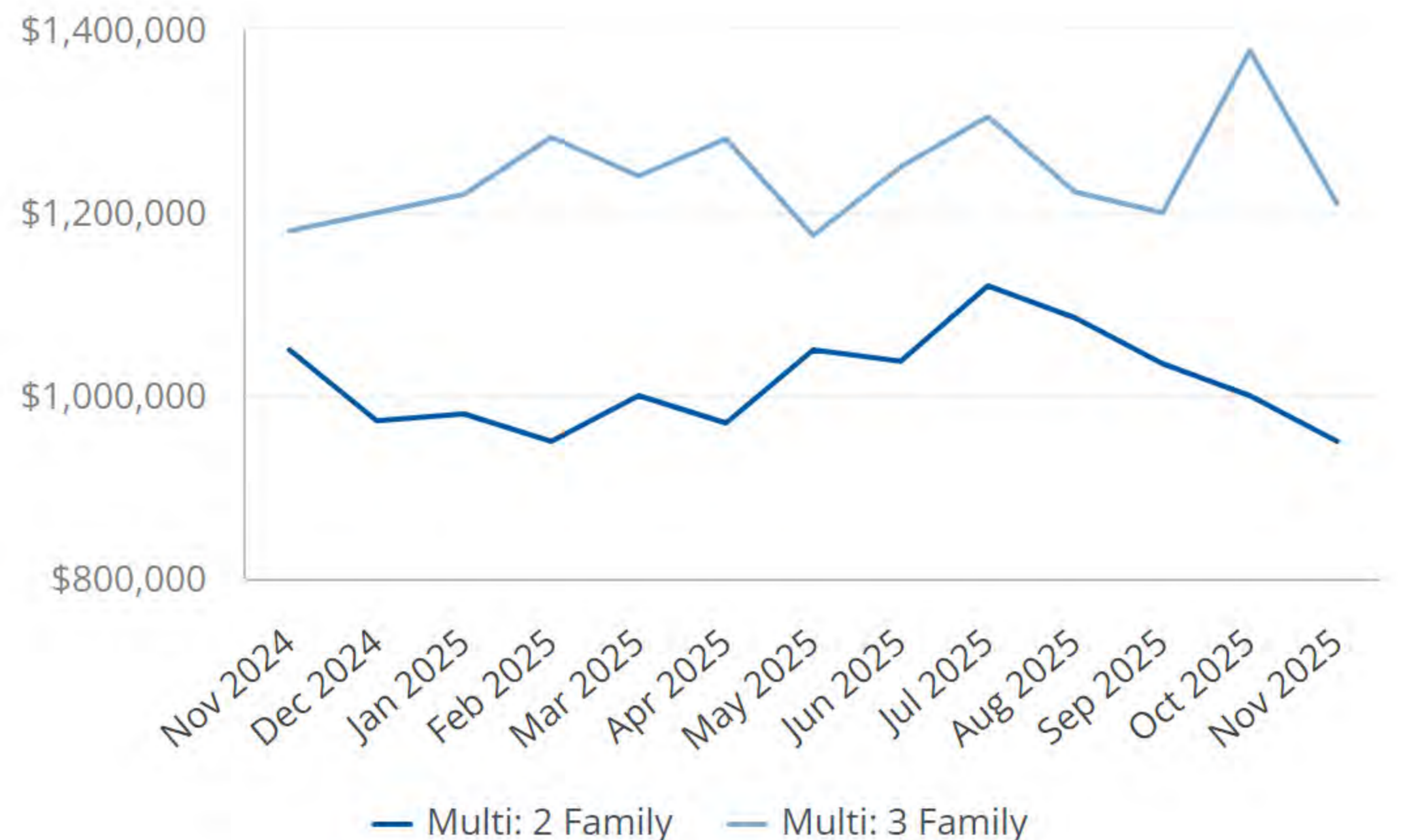
3 Family Homes

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,210,000	\$1,180,000	▲ 2.5%	\$1,377,000	▼ -12.1%	\$1,250,000	\$1,213,998	▲ 3.0%
Closed Sales	33	37	▼ -10.8%	41	▼ -19.5%	389	406	▼ -4.2%
New Listings	55	40	▲ 37.5%	96	▼ -42.7%	747	649	▲ 15.1%
Pending Sales	40	38	▲ 5.3%	56	▼ -28.6%	420	426	▼ -1.4%
Median Days on Market	24	24	▶ 0.0%	26	▼ -7.7%	22	21	▲ 4.8%
Price per Square Foot	\$375	\$360	▲ 4.2%	\$389	▼ -3.6%	\$375	\$369	▲ 1.6%
Sold to Original Price Ratio	94.6%	99.7%	▼ -5.1%	93.8%	▲ 0.9%	97.8%	98.7%	▼ -1.0%
Active Inventory	144	85	▲ 69.4%	158	▼ -8.9%	—	—	—
Months Supply of Inventory	4.4	2.3	▲ 89.9%	3.9	▲ 13.2%	—	—	—

Number of Closed Sales



Median Sales Price



Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

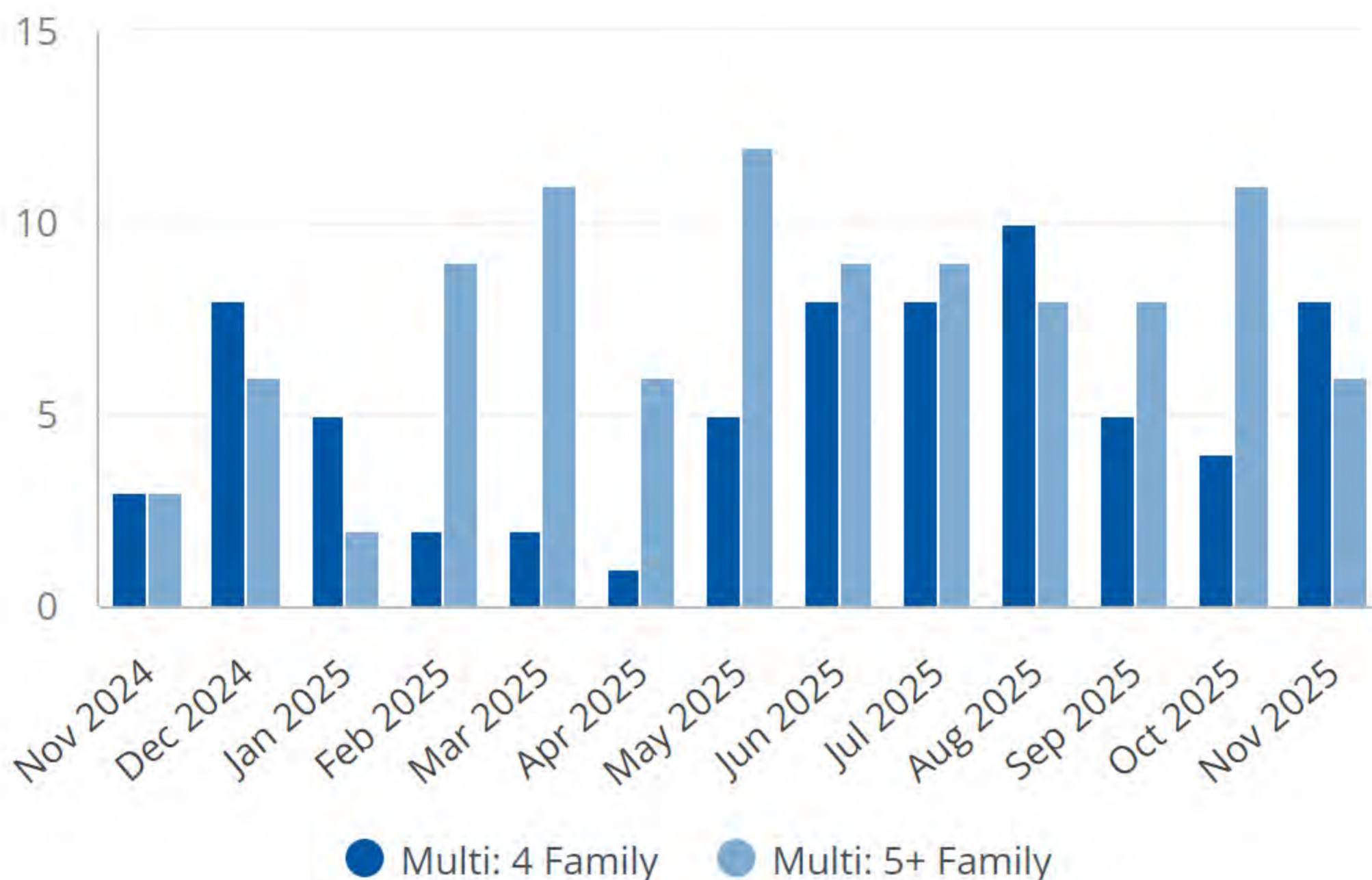
4 Family Homes

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,235,000	\$1,270,000	▼ -2.8%	\$1,925,000	▼ -35.8%	\$1,500,000	\$1,465,000	▲ 2.4%
Closed Sales	8	3	▲ 166.7%	4	▲ 100.0%	58	62	▼ -6.5%
New Listings	5	6	▼ -16.7%	17	▼ -70.6%	129	127	▲ 1.6%
Pending Sales	4	10	▼ -60.0%	14	▼ -71.4%	61	63	▼ -3.2%
Median Days on Market	13.5	22.5	▼ -40.0%	24	▼ -43.8%	26	26	▶ 0.0%
Price per Square Foot	\$377	\$304	▲ 24.0%	\$569	▼ -33.7%	\$413	\$398	▲ 3.6%
Sold to Original Price Ratio	92.9%	96.3%	▼ -3.6%	94.4%	▼ -1.7%	95.9%	97.0%	▼ -1.1%
Active Inventory	24	24	▶ 0.0%	25	▼ -4.0%	—	—	—
Months Supply of Inventory	3.0	8.0	▼ -62.4%	6.2	▼ -51.9%	—	—	—

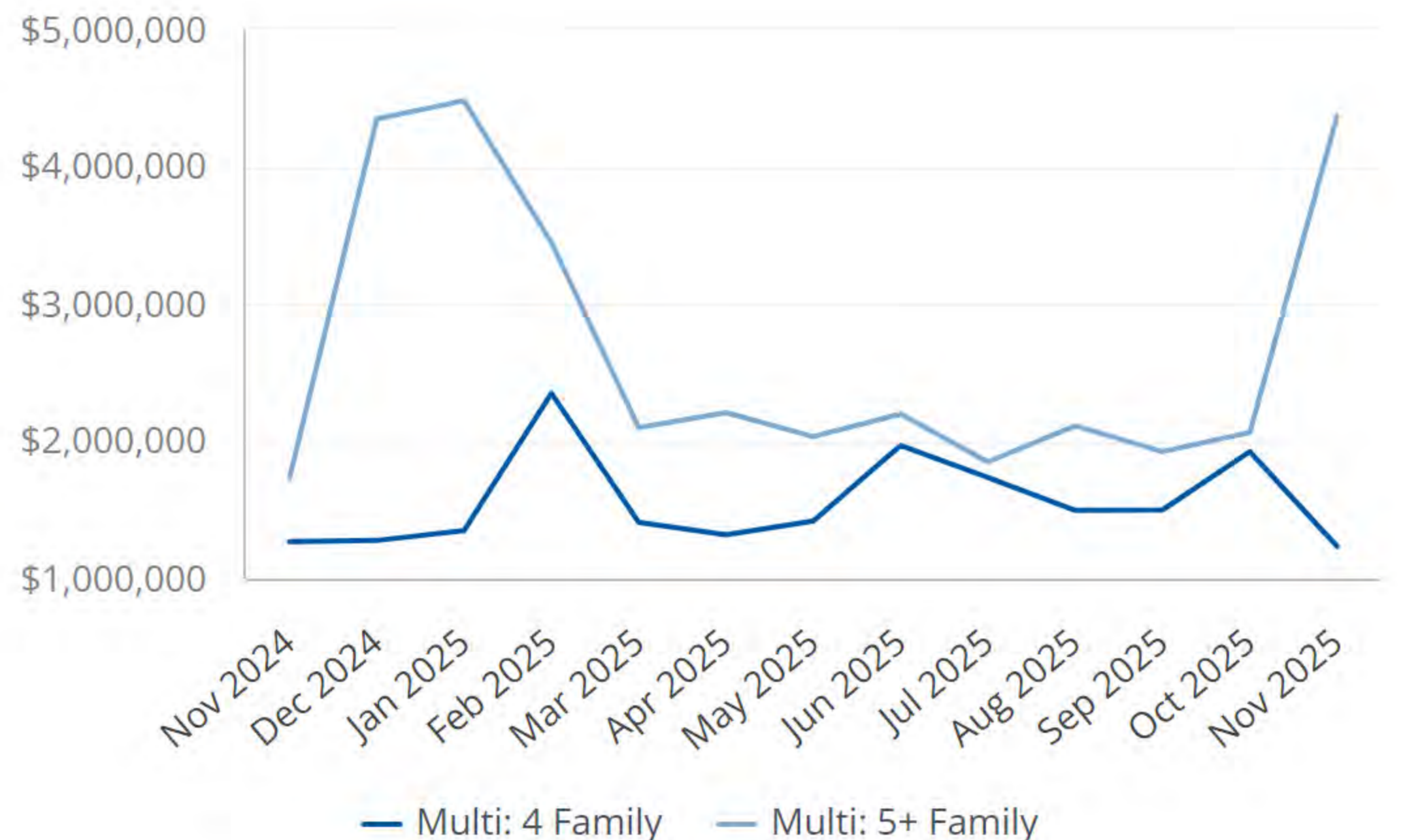
5+ Family Homes

	Nov 2025	Nov 2024	YoY	Oct 2025	MoM	2025	2024	YTD
Median Sales Price	\$4,370,000	\$1,730,000	▲ 152.6%	\$2,065,000	▲ 111.6%	\$2,220,000	\$2,350,000	▼ -5.5%
Closed Sales	6	3	▲ 100.0%	11	▼ -45.5%	91	69	▲ 31.9%
New Listings	23	8	▲ 187.5%	31	▼ -25.8%	281	185	▲ 51.9%
Pending Sales	14	4	▲ 250.0%	8	▲ 75.0%	110	73	▲ 50.7%
Median Days on Market	34.5	79.5	▼ -56.6%	61	▼ -43.4%	41	54	▼ -24.1%
Price per Square Foot	\$567	\$424	▲ 33.7%	\$405	▲ 40.0%	\$401	\$425	▼ -5.6%
Sold to Original Price Ratio	93.6%	94.0%	▼ -0.5%	97.8%	▼ -4.3%	95.2%	96.7%	▼ -1.5%
Active Inventory	84	57	▲ 47.4%	83	▲ 1.2%	—	—	—
Months Supply of Inventory	14.0	18.9	▼ -26.2%	7.5	▲ 85.4%	—	—	—

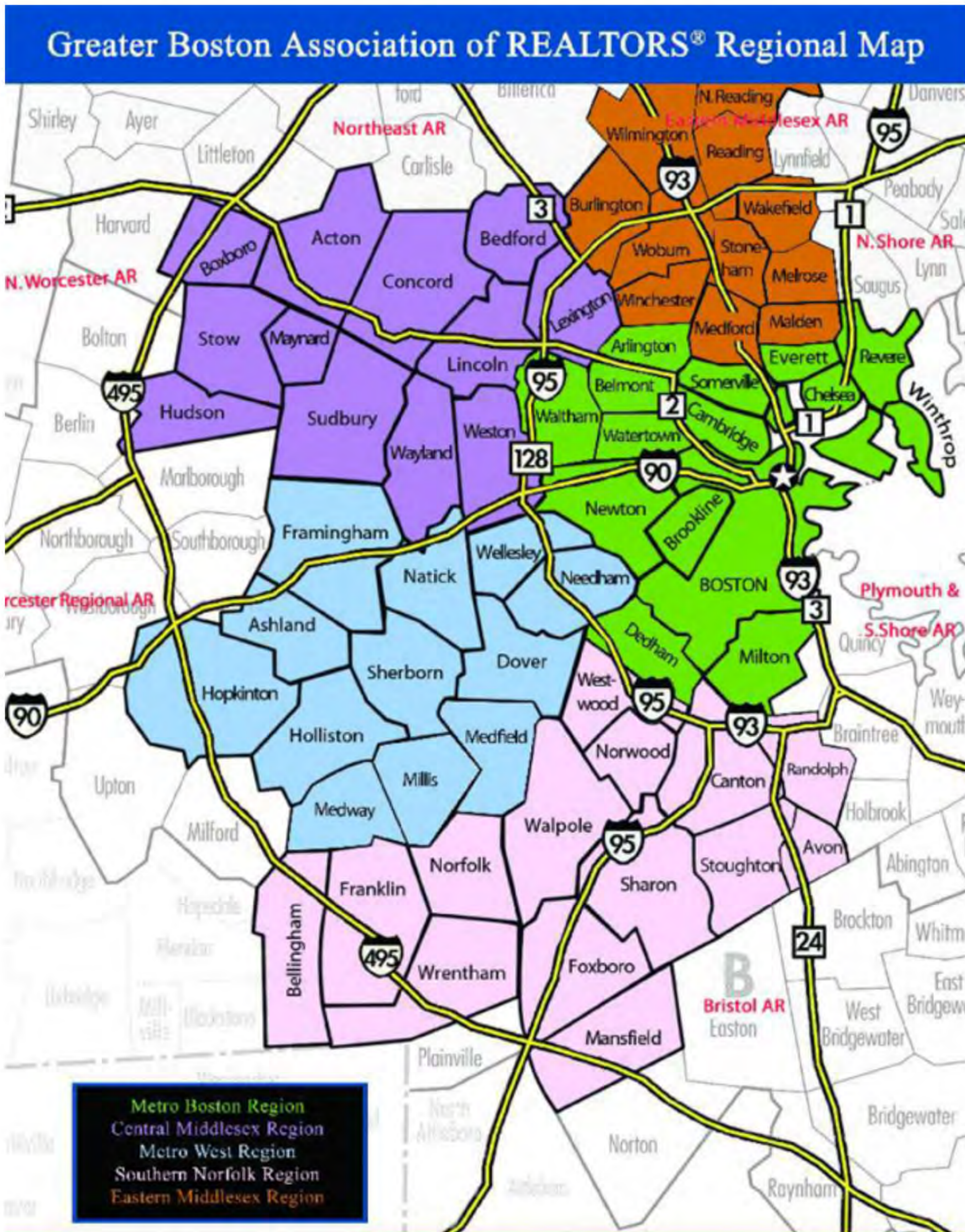
Number of Closed Sales



Median Sales Price



GBAR JURISDICTIONAL AREA



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