



For Immediate Release

Press Release

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Single-Family Home and Condominium Prices Increase for Second Month in a Row Across Greater Boston in November

Measurable Drops in Closings and Inventory on the Market As 2025 Winds Down

BOSTON – Median single-family home prices in Greater Boston increased again in November to \$925,000, the second month-over-month increase since this summer’s record-breaking \$1 million mark, according to new data released today by the Greater Boston Association of REALTORS®.

The sale price increase came with a significant decrease in the number of closed sales, which were down from both October 2025 and last November for both single-family and condominiums. New listings and active inventory in both single-family homes and condominiums also fell measurably over the month, the data found.

“Boston and Greater Boston have seen spikes of increased inventory this year but not nearly enough inventory to satisfy demand. Buying and selling behaviors have become more balanced but well priced and professionally marketed properties are still selling fast and for over asking.” **said Mark Triglione, President of the Greater Boston Association of REALTORS® and owner of Premier Realty Group, Inc. in Reading.**

Here is a breakdown of the Greater Boston region’s November single-family housing market:

- The median price was \$925,000, up 2.7% from October (\$901,000) and 7.6 percent from last November (\$860,000).
- 786 single-family homes were sold, marking a significant 18% decrease over last month (959) and a 6.3% decrease from last November (839).
- 571 single-family homes went on the market, a 52.5% drop from last month (1,203) but slightly higher than last November (567).
- The median number of days a single-family home stayed on the market jumped 27.3% from last month (to 28 from 22), a 21.7% increase over this time last year (23 days).

- The active inventory of single-family homes on the market was 1,413, down 27.2% from October (1,942) but up 17.4% from last year at this time (1,204).

Here is a breakdown of the Greater Boston area's condominium market:

- The median price was \$722,500, about the same as October (\$715,000) and only 1.8% over November 2024 (\$710,000).
- Closed condo sales were 594 in November, a 15.5% decrease (703) over October and down 11.6% from November 2024 (672).
- A total of 616 condos went up for sale, a drop from October, when 1,214 new condos went on the market (49.3% drop). But this month's figure is up from last year at this time, when 565 new listings were reported (a 9% increase).
- The median number of days a condo stayed on the market was 41, up 46.4% from October (28) and 30.2% from November 2024 (31.5).
- The active inventory of condominiums on the market was 2,186, up 29.3% from last year (1,690) but down 20.5% from last month (2,748).

“The resurgence of seller concessions and buyer incentives hasn't done enough to clear the condo inventory in some markets. There are historically desirable, high-population condo markets with sixty active units for sale and there are comparable markets with six. There are deals out there right now. The best way to find them is to work with a professional Agent that knows the market you're interested in and how to negotiate, it's one of the reasons you should work with a Realtor®.” **Triglione said.**

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The Greater Boston Association of REALTORS® (GBAR) is a mega board that represents more than 10,000 real estate professionals throughout the Greater Boston and Eastern Massachusetts area. GBAR is one of the five divisions of the Greater Boston Real Estate Board and is the largest local chapter of the National Association of REALTORS® in New England. GBAR provides professional development courses, standard forms, legal reports and updates, brokerage counseling, legislative and regulatory representation, ethics, mediation and arbitration services, as well as recognition awards. REALTORS® subscribe to the strict Code of Ethics of the National Association of REALTORS®.