



**For Immediate Release**

Press Release

November 25, 2025

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## **Single-Family Home and Condominium Prices Increase Across Greater Boston in October**

*Closed and Pending Sale Figures Show Buyers and Sellers Want to Make Deals While New Inventory Drops*

**BOSTON** – Average single-family home prices in Greater Boston edged back up last month to \$900,000, the first month-over-month increase since this summer’s record-breaking \$1 million mark, according to new data released by the Greater Boston Association of REALTORS®.

The sale price bump came with measurable increases in both closed and pending sales throughout the region, while new listings and active inventory in both single-family homes and condominiums fell measurably, the data found.

“October performed predictably based on the recent real estate trends. At this point in the year what becomes most interesting is the Year-to-Date metrics. I’ve been saying all year that prices would not come down despite the biggest increase in inventory the market has seen in years and they haven’t.” **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 September single-family housing market:

- The median price was \$900,000, up 2.5% from September (\$878,000) and 5.9 percent from last October (\$850,000).
- 943 homes were sold, marking a significant 15% increase over last month (819) and a 6% increase from last October (887).
- 1,205 single-family homes went on the market, a 30% drop from last month (1,730) but 3% higher than last October (1,173).
- The median number of days a single-family home stayed on the market jumped 16% from last month (to 22 from 19), a 10% increase over this time last year (20 days).
- The active inventory of single-family homes on the market was 1,946, down 3% from September (2,008) but up 19% from last year at this time (1,642).

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

- The median price was \$715,000, up 6.3% from September (\$672,500) and 2% over October 2024 (\$700,000).
- Closed condo sales were 687 in October, a 1 percent increase (678) over September and down 7% from October 2024 (735).
- A total of 1,212 condos went up for sale, a measurable drop from September, when 1,837 new condos went on the market (34% drop). But this month's figure is up from last year at this time, when 1,186 new listings were reported (a 2% increase).
- The median number of days a condo stayed on the market was 28, up 27% from September (22) and 22% from October 2024 (23).
- The active inventory of condominiums on the market was 2,755, up 24% from last year (2,216) but down 3% from last month (2,829).

“In the face of economic uncertainty and social distress across the globe, Greater Boston continues to be one of the most desirable places to live in the world. That’s not hype, I’m not exaggerating. Unless Boston’s three-legged stool of medical, educational and scientific resources breaks down, that’s not going to change any time soon.” **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®.