

Boston, MA Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Ryan Cook on Friday, March 28, 2025

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.
Listing Units	756	1046	290	1088	0	-1088	1154	0	-1154	619	0	-619
Avg. Days on Market	79	76	-3	74	0	-74	81	0	-81	116	0	-116
Avg. List Price	\$2,146,006.38	\$1,809,847.06	-\$336,159.32	\$1,847,730.92	\$0.00	-\$1,847,730.92	\$1,837,202.01	\$0.00	-\$1,837,202.01	\$2,029,629.43	\$0.00	-\$2,029,629.43
Avg. List \$ / SqFt	\$1,251.55	\$1,169.23	-\$82.32	\$1,147.29	\$0.00	-\$1,147.29	\$1,152.32	\$0.00	-\$1,152.32	\$1,191.52	\$0.00	-\$1,191.52
Approx. Absorption Rate	38.66%	28.00%	-10.66%	26.83%	0.00%	-26.83%	24.62%	0.00%	-24.62%	47.35%	0.00%	-47.35%
Approx. Months Supply of Inventory	2.59	3.57	0.98	3.73	0.00	-3.73	4.06	0.00	-4.06	2.11	0.00	-2.11
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.
Listing Units (Taken)	1406	1592	186	1988	0	-1988	1490	0	-1490	903	0	-903
Avg. Original List Price	\$1,425,346.22	\$1,397,237.30	-\$28,108.92	\$1,245,131.29	\$0.00	-\$1,245,131.29	\$1,313,463.59	\$0.00	-\$1,313,463.59	\$1,370,458.18	\$0.00	-\$1,370,458.18
Avg. Original List \$ / SqFt	\$1,089.39	\$1,026.35	-\$63.04	\$986.22	\$0.00	-\$986.22	\$997.59	\$0.00	-\$997.59	\$1,004.39	\$0.00	-\$1,004.39
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.
Listing Units (Price Changed)	191	229	38	415	0	-415	280	0	-280	177	0	-177
Avg. Original List Price	\$1,507,121.31	\$1,359,015.57	-\$148,105.74	\$1,057,678.42	\$0.00	-\$1,057,678.42	\$997,658.91	\$0.00	-\$997,658.91	\$955,369.69	\$0.00	-\$955,369.69
Avg. Original List \$ / SqFt	\$1,072.80	\$1,029.56	-\$43.24	\$935.83	\$0.00	-\$935.83	\$893.48	\$0.00	-\$893.48	\$831.04	\$0.00	-\$831.04
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.
Listing Units (Went Pending)	904	919	15	1273	0	-1273	894	0	-894	781	0	-781
Avg. List Price	\$1,103,042.36	\$1,179,637.40	\$76,595.04	\$1,066,860.07	\$0.00	-\$1,066,860.07	\$1,038,774.94	\$0.00	-\$1,038,774.94	\$1,177,279.65	\$0.00	-\$1,177,279.65
Avg. List \$ / SqFt	\$982.42	\$913.67	-\$68.75	\$913.25	\$0.00	-\$913.25	\$898.92	\$0.00	-\$898.92	\$951.38	\$0.00	-\$951.38
Avg. Days to Offer	36	43	7	30	0	-30	39	0	-39	51	0	-51

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.
Closed Units (Sold)	579	575	-4	1129	0	-1129	1019	0	-1019	790	0	-790
Avg. Days on Market	65	73	8	45	0	-45	45	0	-45	59	0	-59
Avg. Days to Offer	46	53	7	31	0	-31	32	0	-32	41	0	-41
Avg. Sale Price	\$1,104,515.16	\$1,224,555.64	\$120,040.48	\$1,070,654.70	\$0.00	-\$1,070,654.70	\$1,032,119.23	\$0.00	-\$1,032,119.23	\$1,109,018.95	\$0.00	-\$1,109,018.95
Avg. Sale \$ / SqFt	\$869.42	\$925.32	\$55.90	\$985.25	\$0.00	-\$985.25	\$886.38	\$0.00	-\$886.38	\$923.35	\$0.00	-\$923.35
Avg. List Price	\$1,126,060.48	\$1,261,977.71	\$135,917.23	\$1,079,573.33	\$0.00	-\$1,079,573.33	\$1,047,815.94	\$0.00	-\$1,047,815.94	\$1,135,535.56	\$0.00	-\$1,135,535.56
Avg. List \$ / SqFt	\$880.45	\$945.54	\$65.09	\$990.98	\$0.00	-\$990.98	\$897.14	\$0.00	-\$897.14	\$940.87	\$0.00	-\$940.87
Avg. Original List Price	\$1,144,664.19	\$1,285,164.82	\$140,500.63	\$1,091,950.29	\$0.00	-\$1,091,950.29	\$1,062,660.68	\$0.00	-\$1,062,660.68	\$1,160,038.05	\$0.00	-\$1,160,038.05
Avg. Original List \$ / SqFt	\$894.11	\$964.00	\$69.89	\$1,000.29	\$0.00	-\$1,000.29	\$910.66	\$0.00	-\$910.66	\$959.49	\$0.00	-\$959.49
Avg. Sale Price as % of List Price	99.19%	98.48%	-0.71%	100.04%	0.00%	-100.04%	99.22%	0.00%	-99.22%	98.51%	0.00%	-98.51%
Avg. Sale Price as % of Original List Price	97.87%	96.68%	-1.19%	99.69%	0.00%	-99.69%	98.01%	0.00%	-98.01%	96.72%	0.00%	-96.72%
Sold Units - Short Sale	0	1	1	1	0	-1	0	0	0	0	0	0
Sold Units - Lender-Owned	0	1	1	5	0	-5	1	0	-1	1	0	-1
12-Month Activity	Q1			Q2			Q3			Q4		
	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.	2024	2025*	Var.
Units Listed	5423	5975	552	5648	3988	-1660	5739	2511	-3228	5788	1594	-4194
Units Price Changed	1297	1650	353	1449	1018	-431	1506	488	-1018	1701	229	-1472
Units Went Pending	3682	3798	116	3619	2547	-1072	3669	1684	-1985	3774	921	-2853
Units Sold	3507	3514	7	3503	2384	-1119	3409	1383	-2026	3517	586	-2931

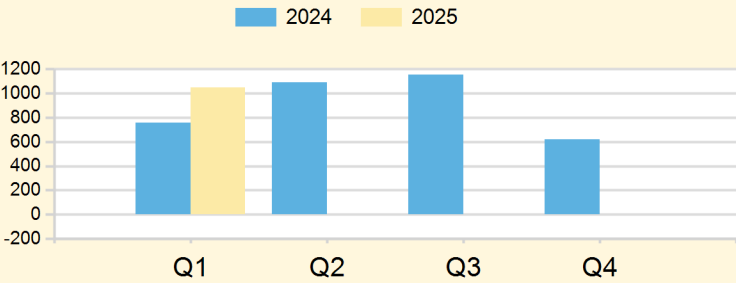
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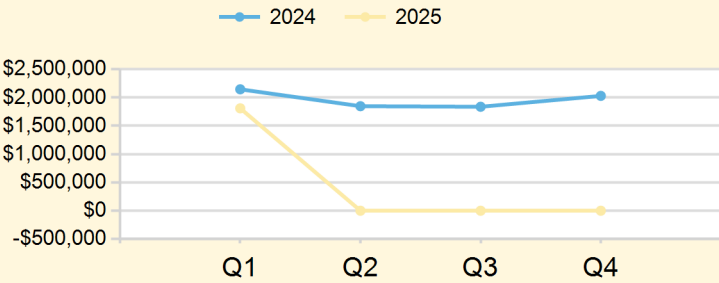
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Listing Inventory on the Last Day of Each Quarter



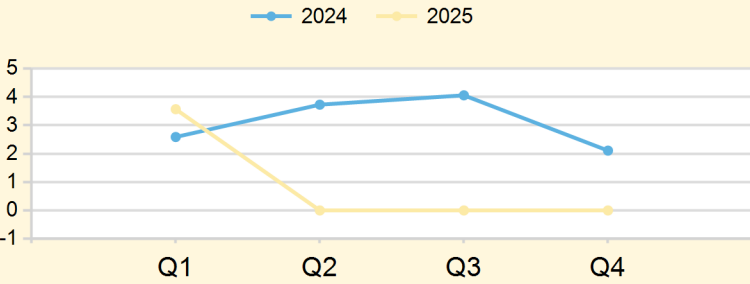
	Q1	Q2	Q3	Q4
2024	756	1,088	1,154	619
2025	1,046	0	0	0

Average List Price on the Last Day of Each Quarter



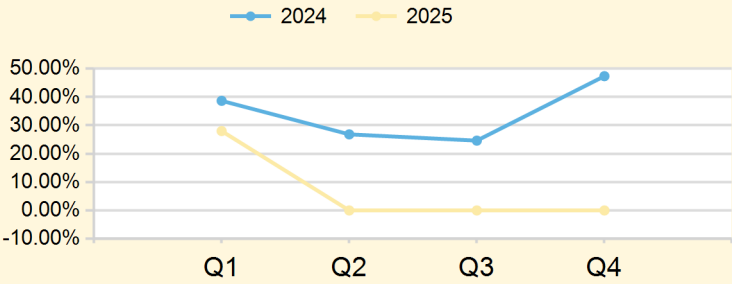
	Q1	Q2	Q3	Q4
2024	\$2,146,006.38	\$1,847,730.92	\$1,837,202.01	\$2,029,629.43
2025	\$1,809,847.06	\$0.00	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2024	2.59	3.73	4.06	2.11
2025	3.57	0.00	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2024	38.66%	26.83%	24.62%	47.35%
2025	28.00%	0.00%	0.00%	0.00%

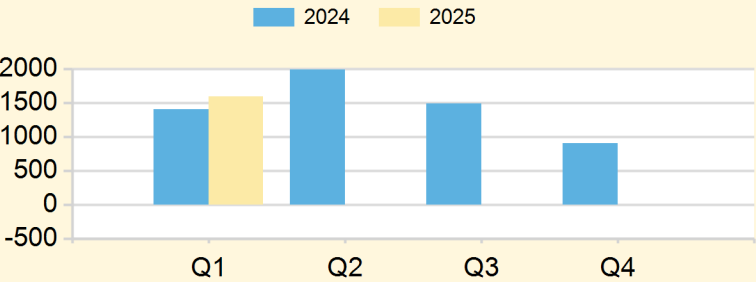
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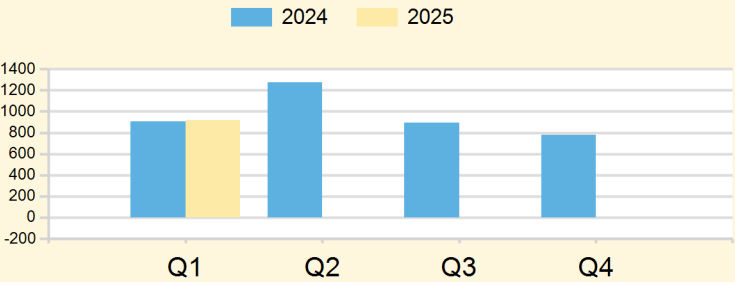
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Properties Listed During Each Quarter



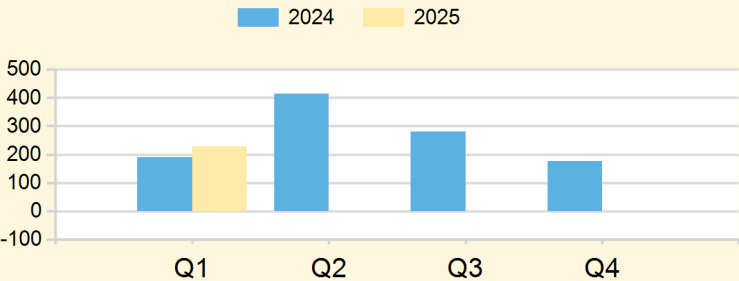
	Q1	Q2	Q3	Q4
2024	1,406	1,988	1,490	903
2025	1,592	0	0	0

Went Pending During Each Quarter



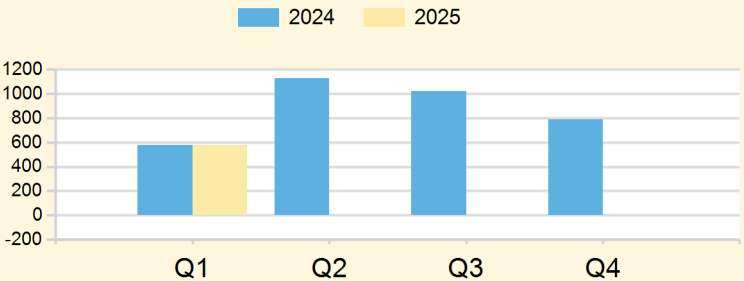
	Q1	Q2	Q3	Q4
2024	904	1,273	894	781
2025	919	0	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2024	191	415	280	177
2025	229	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2024	579	1,129	1,019	790
2025	575	0	0	0

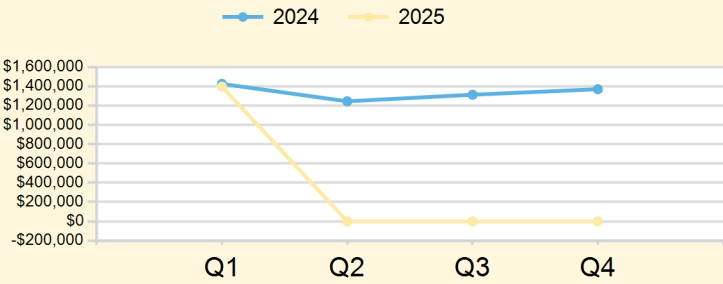
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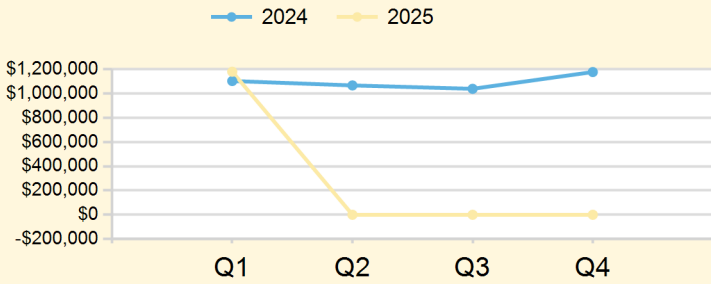
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Listed Properties - Average List Price For Each Quarter



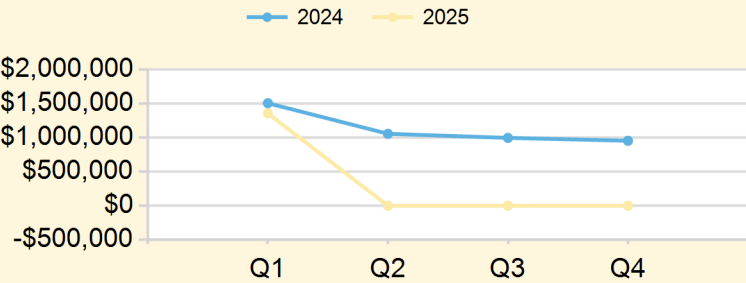
	Q1	Q2	Q3	Q4
2024	\$1,425,346.22	\$1,245,131.29	\$1,313,463.59	\$1,370,458.18
2025	\$1,397,237.30	\$0.00	\$0.00	\$0.00

Went Pending - Average List Price For Each Quarter



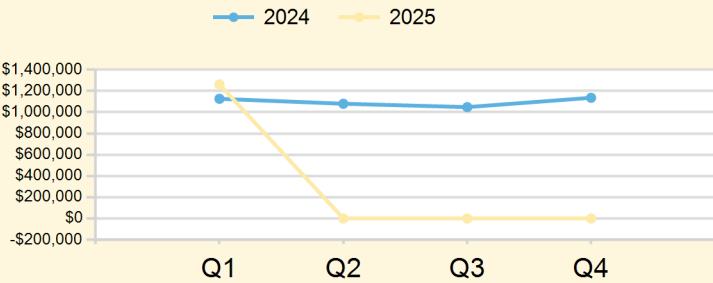
	Q1	Q2	Q3	Q4
2024	\$1,103,042.36	\$1,066,860.07	\$1,038,774.94	\$1,177,279.65
2025	\$1,179,637.40	\$0.00	\$0.00	\$0.00

Price Changed - Average List Price For Each Quarter



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2024	\$1,507,121.31	\$1,057,678.42	\$997,658.91	\$955,369.69
2025	\$1,359,015.57	\$0.00	\$0.00	\$0.00

Sold Listings - Average List Price For Each Quarter



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2025	\$1,261,977.71	\$0.00	\$0.00	\$0.00

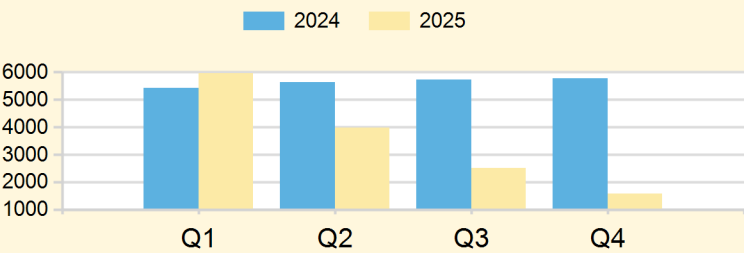
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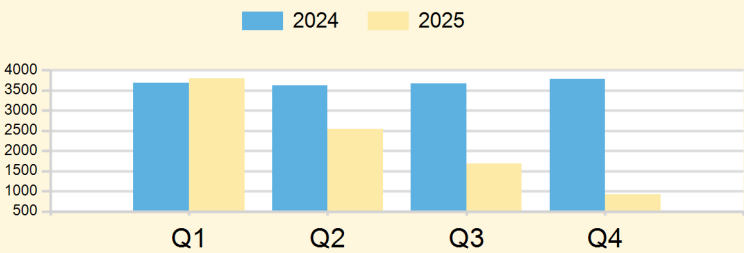
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Listed Between the Last Day of Each Quarter and 12 Months



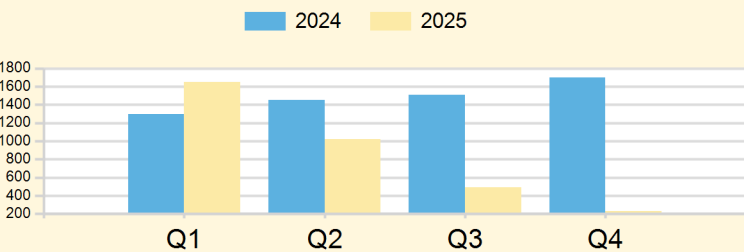
	Q1	Q2	Q3	Q4
2024	5,423	5,648	5,739	5,788
2025	5,975	3,988	2,511	1,594

Went Pending Between the Last Day of Each Quarter and 12 Months



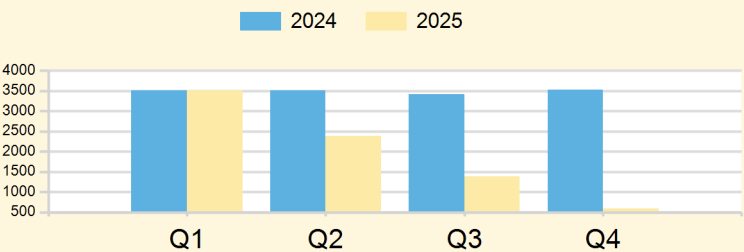
	Q1	Q2	Q3	Q4
2024	3,682	3,619	3,669	3,774
2025	3,798	2,547	1,684	921

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	1,297	1,449	1,506	1,701
2025	1,650	1,018	488	229

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2024	3,507	3,503	3,409	3,517
2025	3,514	2,384	1,383	586