

# Boston, MA Real Estate Market Review

## 2025 vs. 2024 Per Quarter

Prepared by Ryan Cook on Wednesday, October 01, 2025

### Condominium

| Listing Inventory                    | Q1             |              |               | Q2           |              |              | Q3           |              |               | Q4           |                |               |
|--------------------------------------|----------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|----------------|---------------|
|                                      | 2024           | 2025         | Var.          | 2024         | 2025         | Var.         | 2024         | 2025         | Var.          | 2024         | 2025*          | Var.          |
| Listing Units                        | 755            | 981          | 226           | 1087         | 1365         | 278          | 1151         | 1359         | 208           | 615          | 1366           | 751           |
| Median Days on Market                | 39             | 34           | -5            | 51           | 56           | 5            | 47           | 49           | 2             | 90           | 140            | 50            |
| Median List Price                    | \$1,199,000.00 | \$999,000.00 | -\$200,000.00 | \$950,000.00 | \$899,000.00 | -\$51,000.00 | \$999,000.00 | \$865,000.00 | -\$134,000.00 | \$999,000.00 | \$860,000.00   | -\$139,000.00 |
| Median List \$ / SqFt                | \$1,080.25     | \$1,019.27   | -\$60.98      | \$983.80     | \$946.48     | -\$37.32     | \$966.23     | \$897.44     | -\$68.79      | \$1,009.62   | \$892.40       | -\$117.22     |
| Approx. Absorption Rate              | 38.71%         | 30.48%       | -8.23%        | 26.86%       | 21.73%       | -5.13%       | 24.70%       | 21.63%       | -3.07%        | 47.71%       | 16.65%         | -31.06%       |
| Approx. Months Supply of Inventory   | 2.58           | 3.28         | 0.70          | 3.72         | 4.60         | 0.88         | 4.05         | 4.62         | 0.57          | 2.10         | 6.00           | 3.90          |
| Listed (Per Quarter)                 | Q1             |              |               | Q2           |              |              | Q3           |              |               | Q4           |                |               |
|                                      | 2024           | 2025         | Var.          | 2024         | 2025         | Var.         | 2024         | 2025         | Var.          | 2024         | 2025*          | Var.          |
| Listing Units (Taken)                | 1405           | 1623         | 218           | 1986         | 2275         | 289          | 1487         | 1609         | 122           | 902          | 14             | -888          |
| Median Original List Price           | \$850,000.00   | \$860,000.00 | \$10,000.00   | \$807,000.00 | \$800,000.00 | -\$7,000.00  | \$839,000.00 | \$799,000.00 | -\$40,000.00  | \$799,450.00 | \$634,450.00   | -\$165,000.00 |
| Median Original List \$ / SqFt       | \$881.68       | \$893.59     | \$11.91       | \$880.23     | \$860.82     | -\$19.41     | \$860.29     | \$844.55     | -\$15.74      | \$842.39     | \$760.31       | -\$82.08      |
| 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            | 242          | 51            | 414          | 552          | 138          | 280          | 358          | 78            | 177          | 0              | -177          |
| Median Original List Price           | \$924,999.00   | \$949,000.00 | \$24,001.00   | \$827,000.00 | \$799,450.00 | -\$27,550.00 | \$749,000.00 | \$724,914.00 | -\$24,086.00  | \$719,950.00 | \$0.00         | -\$719,950.00 |
| Median Original List \$ / SqFt       | \$938.88       | \$934.09     | -\$4.79       | \$885.30     | \$831.81     | -\$53.49     | \$768.84     | \$768.16     | -\$0.68       | \$754.14     | \$0.00         | -\$754.14     |
| 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            | 968          | 64            | 1272         | 1314         | 42           | 894          | 844          | -50           | 781          | 7              | -774          |
| Median List Price                    | \$747,000.00   | \$795,000.00 | \$48,000.00   | \$759,000.00 | \$750,000.00 | -\$9,000.00  | \$742,000.00 | \$742,000.00 | \$0.00        | \$779,900.00 | \$1,095,000.00 | \$315,100.00  |
| Median List \$ / SqFt                | \$790.28       | \$791.24     | \$0.96        | \$802.95     | \$804.56     | \$1.61       | \$789.81     | \$787.67     | -\$2.14       | \$816.72     | \$828.30       | \$11.58       |
| Median Days to Offer                 | 13             | 15           | 2             | 13           | 14           | 1            | 19           | 28           | 9             | 31           | 6              | -25           |

# Boston, MA Real Estate Market Review

## 2025 vs. 2024 Per Quarter

Prepared by Ryan Cook on Wednesday, October 01, 2025

### Condominium

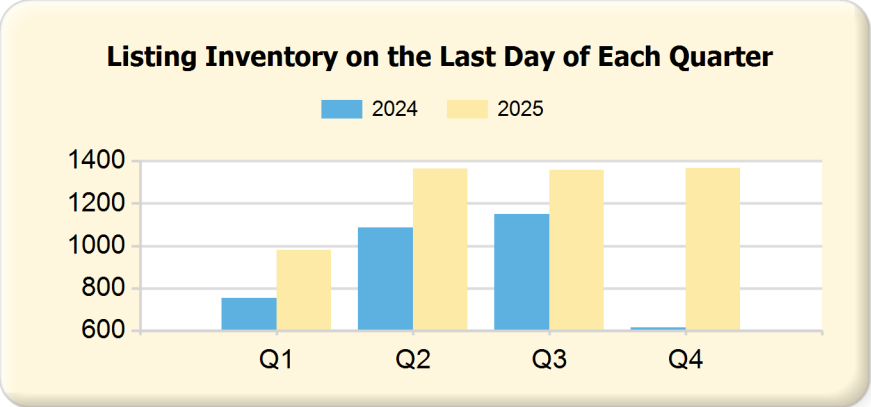
| Sold (Per Quarter)                            | Q1           |              |             | Q2           |              |             | Q3           |              |             | Q4           |        |               |
|-----------------------------------------------|--------------|--------------|-------------|--------------|--------------|-------------|--------------|--------------|-------------|--------------|--------|---------------|
|                                               | 2024         | 2025         | Var.        | 2024         | 2025         | Var.        | 2024         | 2025         | Var.        | 2024         | 2025*  | Var.          |
| Closed Units (Sold)                           | 579          | 645          | 66          | 1129         | 1101         | -28         | 1022         | 973          | -49         | 791          | 0      | -791          |
| Median Days on Market                         | 38           | 41           | 3           | 22           | 22           | 0           | 27           | 31           | 4           | 32           | 0      | -32           |
| Median Days to Offer                          | 24           | 23           | -1          | 11           | 12           | 1           | 18           | 22           | 4           | 18           | 0      | -18           |
| Median Sale Price                             | \$740,500.00 | \$785,000.00 | \$44,500.00 | \$756,000.00 | \$765,000.00 | \$9,000.00  | \$750,000.00 | \$745,000.00 | -\$5,000.00 | \$792,000.00 | \$0.00 | -\$792,000.00 |
| Median Sale \$ / SqFt                         | \$766.62     | \$797.61     | \$30.99     | \$810.81     | \$805.03     | -\$5.78     | \$787.04     | \$785.71     | -\$1.33     | \$799.51     | \$0.00 | -\$799.51     |
| Median List Price                             | \$749,000.00 | \$799,000.00 | \$50,000.00 | \$750,000.00 | \$774,500.00 | \$24,500.00 | \$749,450.00 | \$749,000.00 | -\$450.00   | \$799,000.00 | \$0.00 | -\$799,000.00 |
| Median List \$ / SqFt                         | \$779.08     | \$807.29     | \$28.21     | \$807.69     | \$811.88     | \$4.19      | \$797.87     | \$791.76     | -\$6.11     | \$811.25     | \$0.00 | -\$811.25     |
| Median Original List Price                    | \$749,900.00 | \$799,000.00 | \$49,100.00 | \$750,000.00 | \$780,000.00 | \$30,000.00 | \$768,500.00 | \$769,000.00 | \$500.00    | \$819,000.00 | \$0.00 | -\$819,000.00 |
| Median Original List \$ / SqFt                | \$786.21     | \$821.32     | \$35.11     | \$815.13     | \$821.88     | \$6.75      | \$803.28     | \$812.72     | \$9.44      | \$821.11     | \$0.00 | -\$821.11     |
| Median Sale Price as % of List Price          | 99.34%       | 98.73%       | -0.61%      | 100.00%      | 100.00%      | 0%          | 99.11%       | 98.59%       | -0.52%      | 98.52%       | 0.00%  | -98.52%       |
| Median Sale Price as % of Original List Price | 98.74%       | 97.99%       | -0.75%      | 99.82%       | 99.38%       | -0.44%      | 98.54%       | 97.66%       | -0.88%      | 97.78%       | 0.00%  | -97.78%       |
| Sold Units - Short Sale                       | 0            | 1            | 1           | 1            | 1            | 0           | 0            | 0            | 0           | 0            | 0      | 0             |
| Sold Units - Lender-Owned                     | 0            | 2            | 2           | 5            | 2            | -3          | 1            | 1            | 0           | 1            | 0      | -1            |
| 12-Month Activity                             | Q1           |              |             | Q2           |              |             | Q3           |              |             | Q4           |        |               |
|                                               | 2024         | 2025         | Var.        | 2024         | 2025         | Var.        | 2024         | 2025         | Var.        | 2024         | 2025*  | Var.          |
| Units Listed                                  | 5422         | 6000         | 578         | 5645         | 6290         | 645         | 5733         | 6425         | 692         | 5781         | 5523   | -258          |
| Units Price Changed                           | 1297         | 1660         | 363         | 1447         | 1862         | 415         | 1504         | 1947         | 443         | 1698         | 1674   | -24           |
| Units Went Pending                            | 3682         | 3846         | 164         | 3618         | 3869         | 251         | 3668         | 3827         | 159         | 3773         | 3073   | -700          |
| Units Sold                                    | 3507         | 3588         | 81          | 3503         | 3559         | 56          | 3412         | 3528         | 116         | 3521         | 2730   | -791          |

# Boston, MA Real Estate Market Review

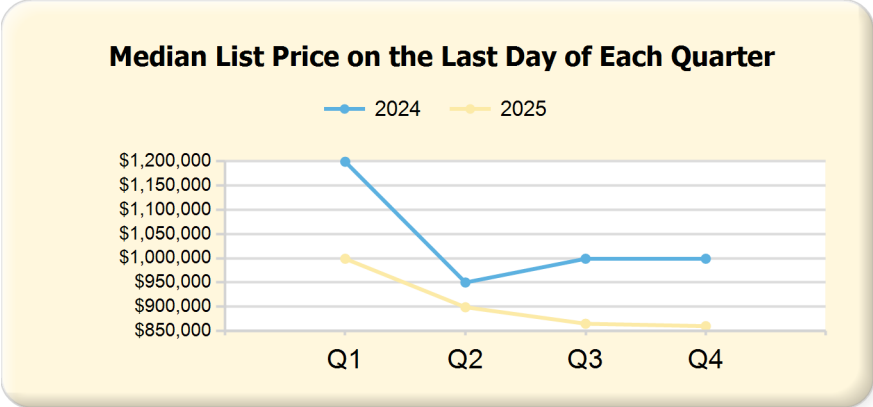
2025 vs. 2024 Per Quarter

Prepared by Ryan Cook on Wednesday, October 01, 2025

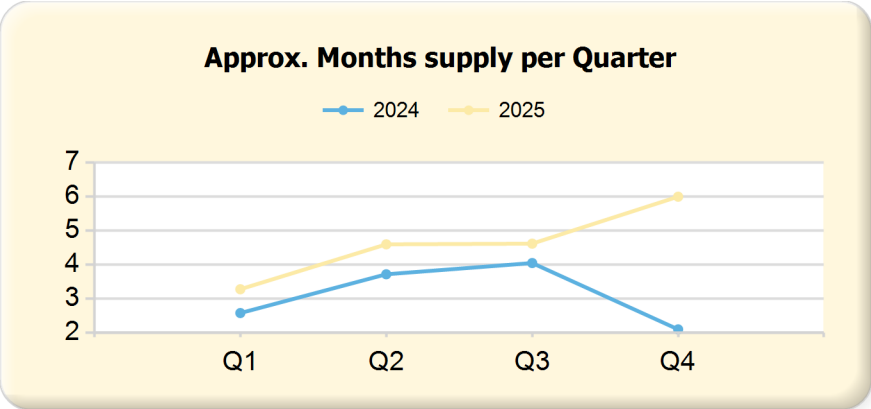
## Condominium



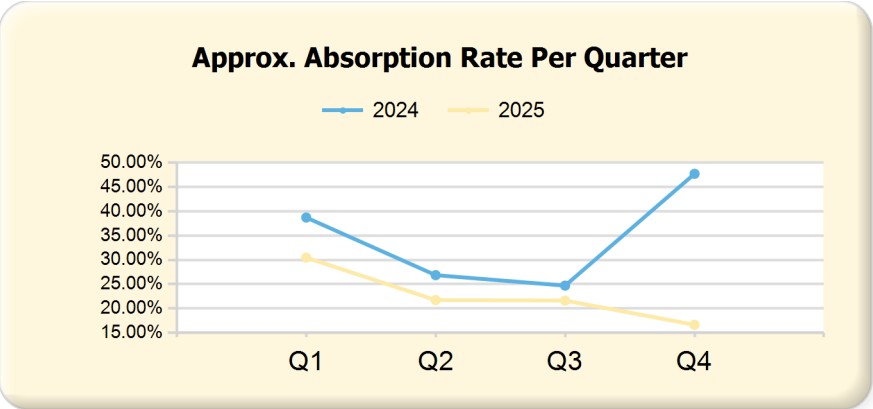
|      | Q1  | Q2    | Q3    | Q4    |
|------|-----|-------|-------|-------|
| 2024 | 755 | 1,087 | 1,151 | 615   |
| 2025 | 981 | 1,365 | 1,359 | 1,366 |



|      | Q1             | Q2           | Q3           | Q4           |
|------|----------------|--------------|--------------|--------------|
| 2024 | \$1,199,000.00 | \$950,000.00 | \$999,000.00 | \$999,000.00 |
| 2025 | \$999,000.00   | \$899,000.00 | \$865,000.00 | \$860,000.00 |



|      | Q1   | Q2   | Q3   | Q4   |
|------|------|------|------|------|
| 2024 | 2.58 | 3.72 | 4.05 | 2.10 |
| 2025 | 3.28 | 4.60 | 4.62 | 6.00 |



|      | Q1     | Q2     | Q3     | Q4     |
|------|--------|--------|--------|--------|
| 2024 | 38.71% | 26.86% | 24.70% | 47.71% |
| 2025 | 30.48% | 21.73% | 21.63% | 16.65% |

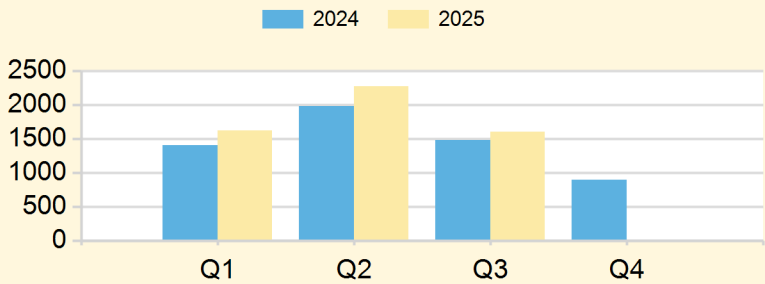
# Boston, MA Real Estate Market Review

## 2025 vs. 2024 Per Quarter

Prepared by Ryan Cook on Wednesday, October 01, 2025

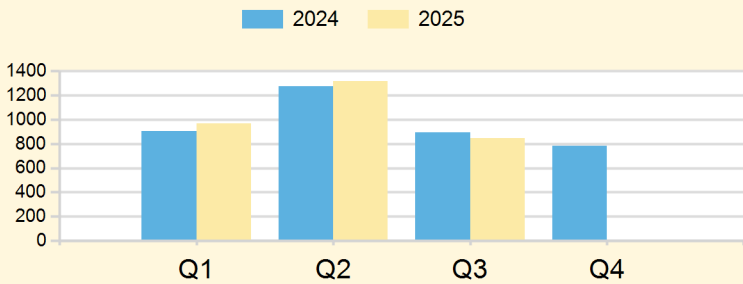
### Condominium

Properties Listed During Each Quarter



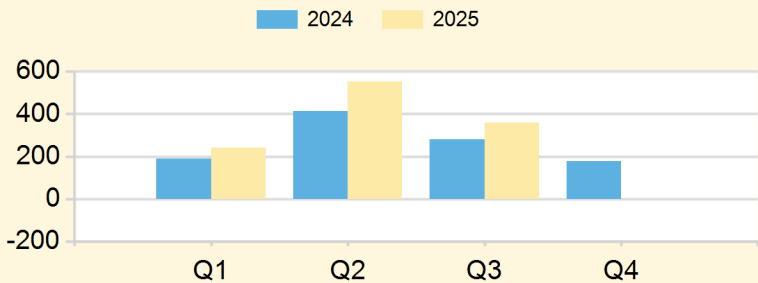
|      | Q1    | Q2    | Q3    | Q4  |
|------|-------|-------|-------|-----|
| 2024 | 1,405 | 1,986 | 1,487 | 902 |
| 2025 | 1,623 | 2,275 | 1,609 | 14  |

Went Pending During Each Quarter



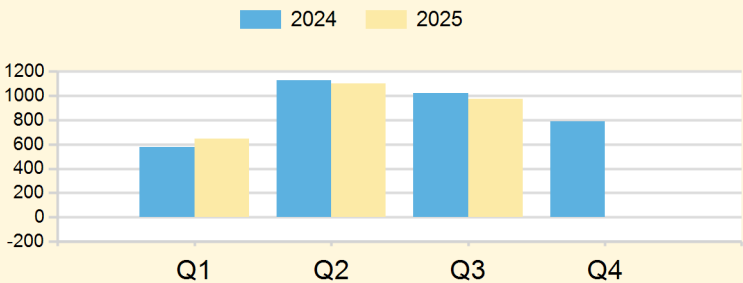
|      | Q1  | Q2    | Q3  | Q4  |
|------|-----|-------|-----|-----|
| 2024 | 904 | 1,272 | 894 | 781 |
| 2025 | 968 | 1,314 | 844 | 7   |

Price Changed During Each Quarter



|      | Q1  | Q2  | Q3  | Q4  |
|------|-----|-----|-----|-----|
| 2024 | 191 | 414 | 280 | 177 |
| 2025 | 242 | 552 | 358 | 0   |

Sold Listings During Each Quarter



|      | Q1  | Q2    | Q3    | Q4  |
|------|-----|-------|-------|-----|
| 2024 | 579 | 1,129 | 1,022 | 791 |
| 2025 | 645 | 1,101 | 973   | 0   |

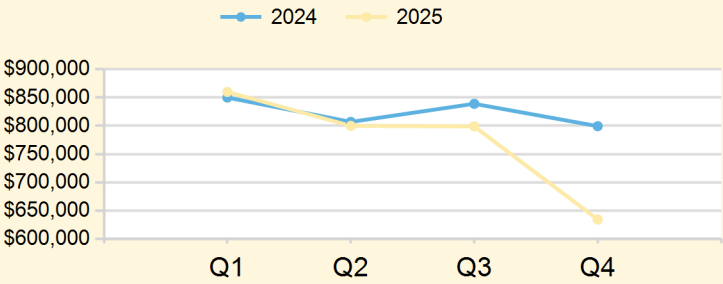
# Boston, MA Real Estate Market Review

## 2025 vs. 2024 Per Quarter

Prepared by Ryan Cook on Wednesday, October 01, 2025

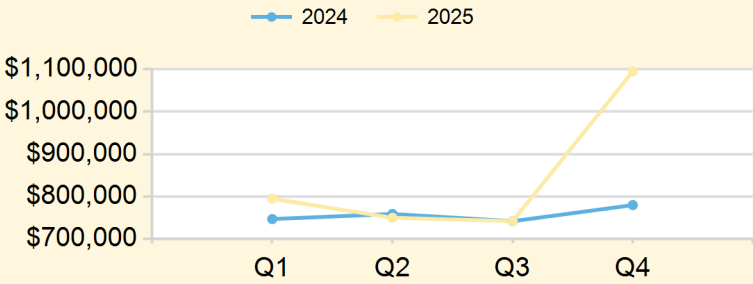
### Condominium

Listed Properties - Median List Price For Each Quarter



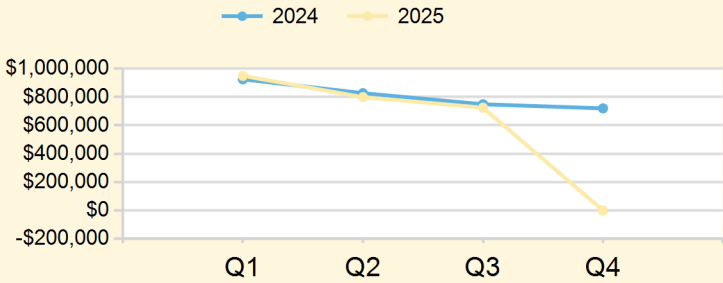
|      | Q1           | Q2           | Q3           | Q4           |
|------|--------------|--------------|--------------|--------------|
| 2024 | \$850,000.00 | \$807,000.00 | \$839,000.00 | \$799,450.00 |
| 2025 | \$860,000.00 | \$800,000.00 | \$799,000.00 | \$634,450.00 |

Went Pending - Median List Price For Each Quarter



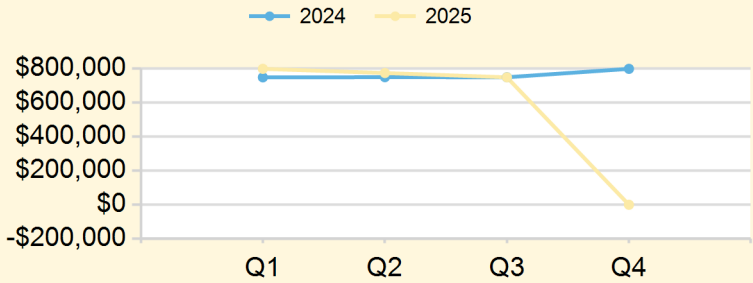
|      | Q1           | Q2           | Q3           | Q4             |
|------|--------------|--------------|--------------|----------------|
| 2024 | \$747,000.00 | \$759,000.00 | \$742,000.00 | \$779,900.00   |
| 2025 | \$795,000.00 | \$750,000.00 | \$742,000.00 | \$1,095,000.00 |

Price Changed - Median List Price For Each Quarter



|      | Q1           | Q2           | Q3           | Q4           |
|------|--------------|--------------|--------------|--------------|
| 2024 | \$924,999.00 | \$827,000.00 | \$749,000.00 | \$719,950.00 |
| 2025 | \$949,000.00 | \$799,450.00 | \$724,914.00 | \$0.00       |

Sold Listings - Median List Price For Each Quarter



|      | Q1           | Q2           | Q3           | Q4           |
|------|--------------|--------------|--------------|--------------|
| 2024 | \$749,000.00 | \$750,000.00 | \$749,450.00 | \$799,000.00 |
| 2025 | \$799,000.00 | \$774,500.00 | \$749,000.00 | \$0.00       |

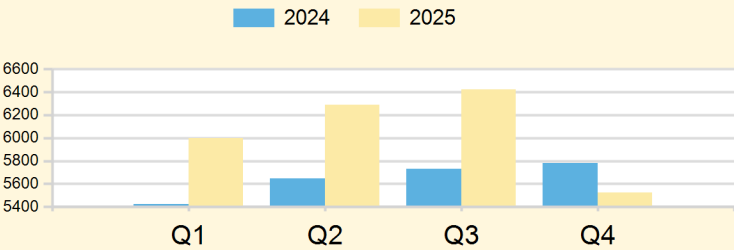
# Boston, MA Real Estate Market Review

2025 vs. 2024 Per Quarter

Prepared by Ryan Cook on Wednesday, October 01, 2025

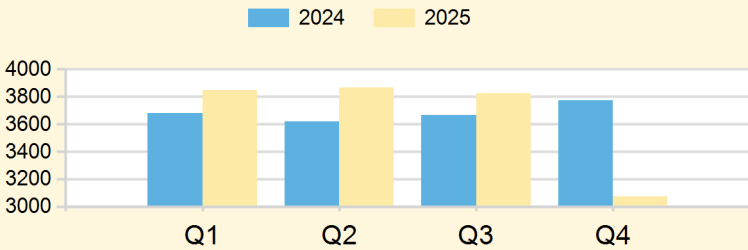
## Condominium

Listed Between the Last Day of Each Quarter and 12 Months



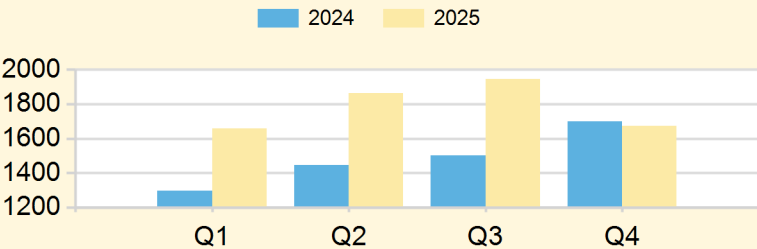
|      | Q1    | Q2    | Q3    | Q4    |
|------|-------|-------|-------|-------|
| 2024 | 5,422 | 5,645 | 5,733 | 5,781 |
| 2025 | 6,000 | 6,290 | 6,425 | 5,523 |

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



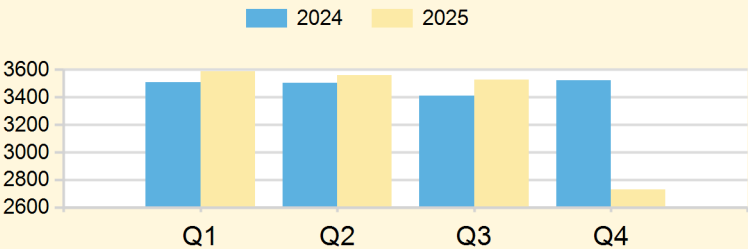
|      | Q1    | Q2    | Q3    | Q4    |
|------|-------|-------|-------|-------|
| 2024 | 3,682 | 3,618 | 3,668 | 3,773 |
| 2025 | 3,846 | 3,869 | 3,827 | 3,073 |

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



|      | Q1    | Q2    | Q3    | Q4    |
|------|-------|-------|-------|-------|
| 2024 | 1,297 | 1,447 | 1,504 | 1,698 |
| 2025 | 1,660 | 1,862 | 1,947 | 1,674 |

Sold Between the Last Day of Each Quarter and 12 Months



|      | Q1    | Q2    | Q3    | Q4    |
|------|-------|-------|-------|-------|
| 2024 | 3,507 | 3,503 | 3,412 | 3,521 |
| 2025 | 3,588 | 3,559 | 3,528 | 2,730 |