Boston, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Wednesday, September 30, 2026

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units	980	1091	111	1364	1518	154	1353	1611	258	647	1611	964
Avg. Days on Market	74	75	1	78	77	-1	83	77	-6	122	169	47
Avg. List Price	$1,869,545.77	$1,745,028.02	-$124,517.75	$1,672,910.62	$1,534,283.55	-$138,627.07	$1,634,843.12	$1,433,393.64	-$201,449.48	$1,828,193.46	$1,433,393.64	-$394,799.82
Avg. List $ / SqFt	$1,185.45	$1,131.56	-$53.89	$1,091.18	$1,506.42	$415.24	$1,063.99	$1,028.45	-$35.54	$1,102.80	$1,028.45	-$74.35
Approx. Absorption Rate	30.54%	26.70%	-3.84%	21.80%	19.35%	-2.45%	22.00%	17.90%	-4.10%	45.39%	13.94%	-31.45%
Approx. Months Supply of Inventory	3.27	3.74	0.47	4.59	5.17	0.58	4.55	5.59	1.04	2.20	7.18	4.98

Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units (Taken)	1621	1644	23	2273	2437	164	1602	1733	131	920	0	-920
Avg. Original List Price	$1,402,556.45	$1,395,310.15	-$7,246.30	$1,231,812.43	$1,175,948.67	-$55,863.76	$1,288,862.03	$1,235,624.47	-$53,237.56	$1,259,586.86	$0.00	-$1,259,586.86
Avg. Original List $ / SqFt	$1,027.38	$1,033.26	$5.88	$966.39	$1,223.43	$257.04	$1,105.10	$962.67	-$142.43	$953.75	$0.00	-$953.75

Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units (Price Changed)	242	205	-37	554	628	74	353	375	22	171	0	-171
Avg. Original List Price	$1,378,514.73	$1,077,967.03	-$300,547.70	$1,120,532.16	$959,123.25	-$161,408.91	$1,296,171.58	$948,677.21	-$347,494.37	$870,716.87	$0.00	-$870,716.87
Avg. Original List $ / SqFt	$1,041.44	$924.14	-$117.30	$920.37	$889.63	-$30.74	$1,080.64	$856.26	-$224.38	$787.40	$0.00	-$787.40

Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Listing Units (Went Pending)	967	871	-96	1314	1396	82	842	765	-77	766	0	-766
Avg. List Price	$1,169,431.19	$1,176,786.57	$7,355.38	$1,061,865.51	$1,108,458.37	$46,592.86	$1,062,258.73	$1,268,429.56	$206,170.83	$1,194,310.25	$0.00	-$1,194,310.25
Avg. List $ / SqFt	$914.06	$921.51	$7.45	$901.71	$907.95	$6.24	$890.43	$974.99	$84.56	$919.72	$0.00	-$919.72
Avg. Days to Offer	44	47	3	32	32	0	48	48	0	55	0	-55

This information gathered from third parties, including seller and public records. MLS PIN and subscribers disclaim all representations/warranties as to its accuracy. Content ©2026 MLS Property Information Network, Inc.

Boston, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Wednesday, September 30, 2026

Condominium

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Closed Units (Sold)	647	605	-42	1107	1108	1	1009	971	-38	750	0	-750
Avg. Days on Market	69	75	6	47	48	1	49	52	3	64	0	-64
Avg. Days to Offer	50	56	6	33	34	1	37	39	2	48	0	-48
Avg. Sale Price	$1,220,378.50	$1,250,151.09	$29,772.59	$1,071,949.61	$1,167,050.16	$95,100.55	$1,030,480.55	$1,085,665.62	$55,185.07	$1,110,044.14	$0.00	-$1,110,044.14
Avg. Sale $ / SqFt	$921.73	$924.91	$3.18	$904.82	$945.46	$40.64	$870.22	$900.25	$30.03	$898.65	$0.00	-$898.65
Avg. List Price	$1,256,514.34	$1,296,950.07	$40,435.73	$1,090,018.99	$1,186,924.08	$96,905.09	$1,056,313.26	$1,111,510.89	$55,197.63	$1,145,284.16	$0.00	-$1,145,284.16
Avg. List $ / SqFt	$941.15	$950.03	$8.88	$913.93	$955.86	$41.93	$887.15	$919.03	$31.88	$919.81	$0.00	-$919.81
Avg. Original List Price	$1,277,820.35	$1,451,413.14	$173,592.79	$1,102,279.52	$1,199,195.88	$96,916.36	$1,073,454.85	$1,133,009.51	$59,554.66	$1,176,937.84	$0.00	-$1,176,937.84
Avg. Original List $ / SqFt	$958.04	$1,082.98	$124.94	$923.21	$965.68	$42.47	$901.87	$937.30	$35.43	$940.35	$0.00	-$940.35
Avg. Sale Price as % of List Price	98.51%	98.02%	-0.49%	99.60%	99.36%	-0.24%	98.51%	98.38%	-0.13%	98.15%	0.00%	-98.15%
Avg. Sale Price as % of Original List Price	96.86%	96.21%	-0.65%	98.70%	98.37%	-0.33%	113.82%	96.51%	-17.31%	96.93%	0.00%	-96.93%
Sold Units - Short Sale	1	0	-1	1	0	-1	0	0	0	0	0	0
Sold Units - Lender-Owned	2	1	-1	2	0	-2	2	1	-1	0	0	0

12-Month Activity	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.
Units Listed	5998	6464	466	6286	6612	326	6414	6763	349	6418	5818	-600
Units Price Changed	1660	1920	260	1864	2055	191	1943	2108	165	2118	1833	-285
Units Went Pending	3845	3730	-115	3868	3807	-61	3824	3740	-84	3788	2982	-806
Units Sold	3591	3496	-95	3568	3524	-44	3572	3460	-112	3524	2694	-830

This information gathered from third parties, including seller and public records. MLS PIN and subscribers disclaim all representations/warranties as to its accuracy. Content ©2026 MLS Property Information Network, Inc.

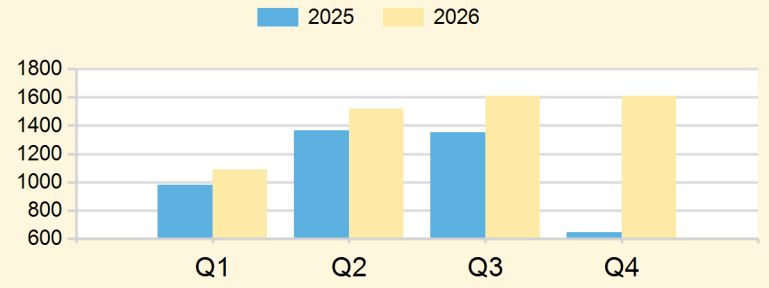
Boston, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Wednesday, September 30, 2026

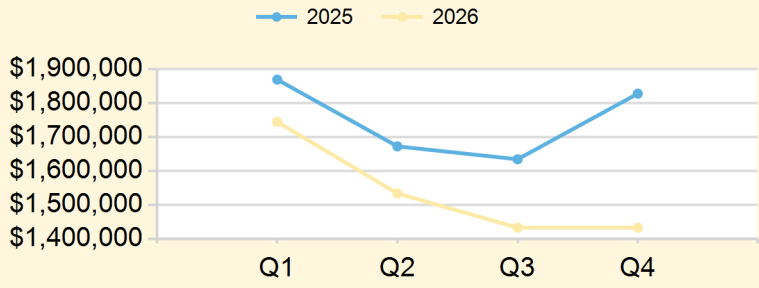
Condominium

Listing Inventory on the Last Day of Each Quarter



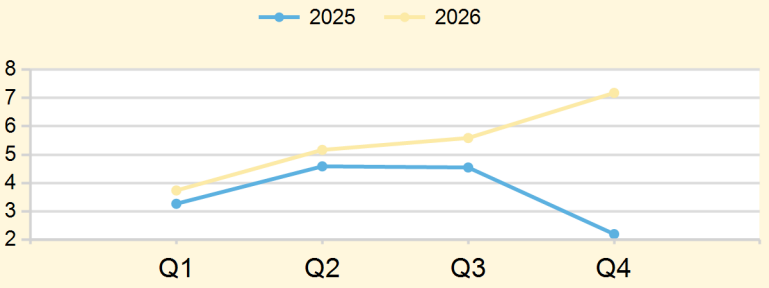
	Q1	Q2	Q3	Q4
2025	980	1,364	1,353	647
2026	1,091	1,518	1,611	1,611

Average List Price on the Last Day of Each Quarter



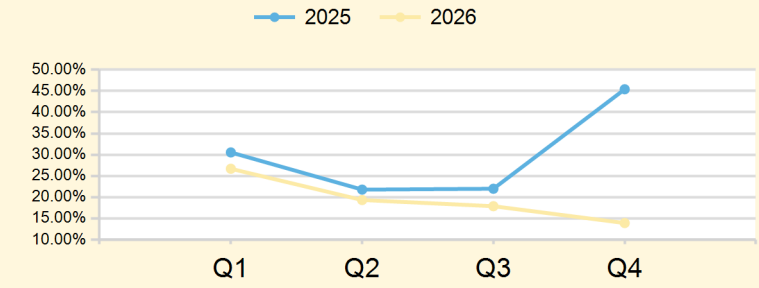
	Q1	Q2	Q3	Q4
2025	$1,869,545.77	$1,672,910.62	$1,634,843.12	$1,828,193.46
2026	$1,745,028.02	$1,534,283.55	$1,433,393.64	$1,433,393.64

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2025	3.27	4.59	4.55	2.20
2026	3.74	5.17	5.59	7.18

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2025	30.54%	21.80%	22.00%	45.39%
2026	26.70%	19.35%	17.90%	13.94%

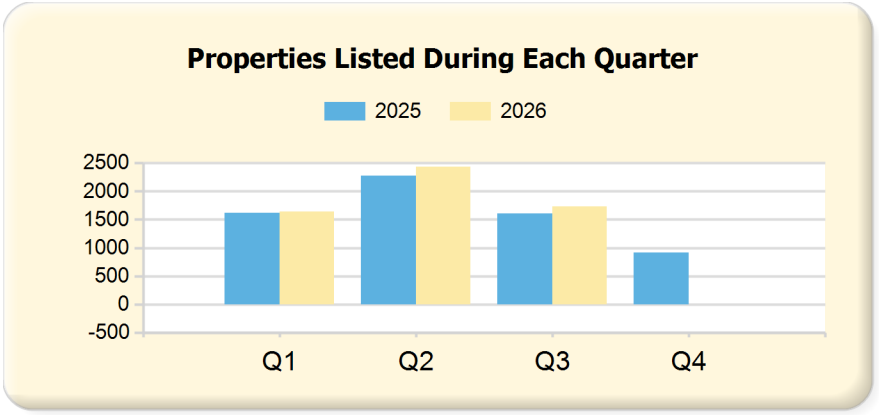
This information gathered from third parties, including seller and public records. MLS PIN and subscribers disclaim all representations/warranties as to its accuracy. Content ©2026 MLS Property Information Network, Inc.

Boston, MA Real Estate Market Review

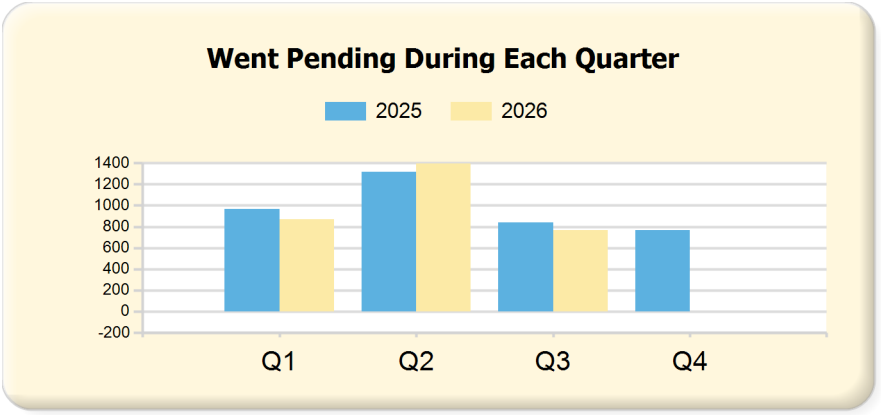
2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Wednesday, September 30, 2026

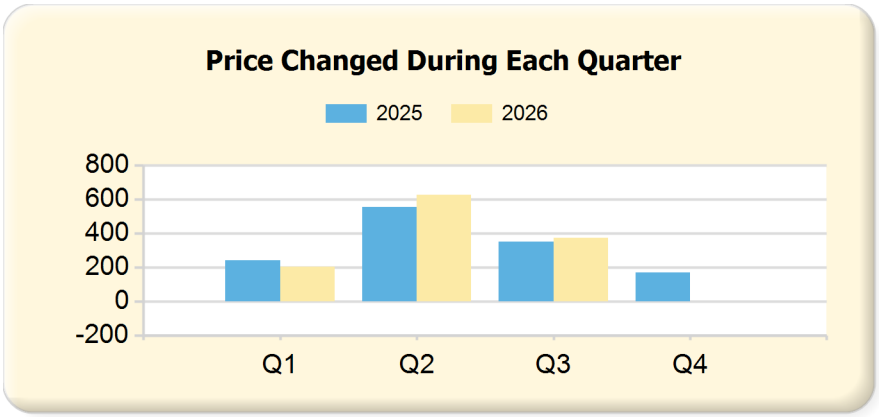
Condominium



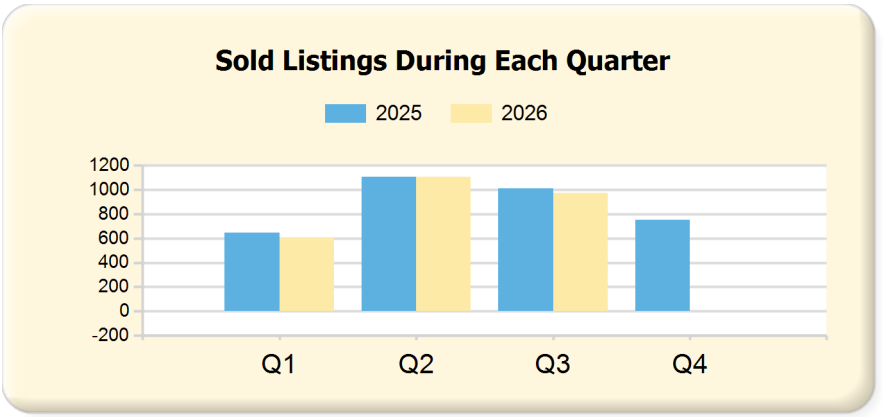
	Q1	Q2	Q3	Q4
2025	1,621	2,273	1,602	920
2026	1,644	2,437	1,733	0



	Q1	Q2	Q3	Q4
2025	967	1,314	842	766
2026	871	1,396	765	0



	Q1	Q2	Q3	Q4
2025	242	554	353	171
2026	205	628	375	0



	Q1	Q2	Q3	Q4
2025	647	1,107	1,009	750
2026	605	1,108	971	0

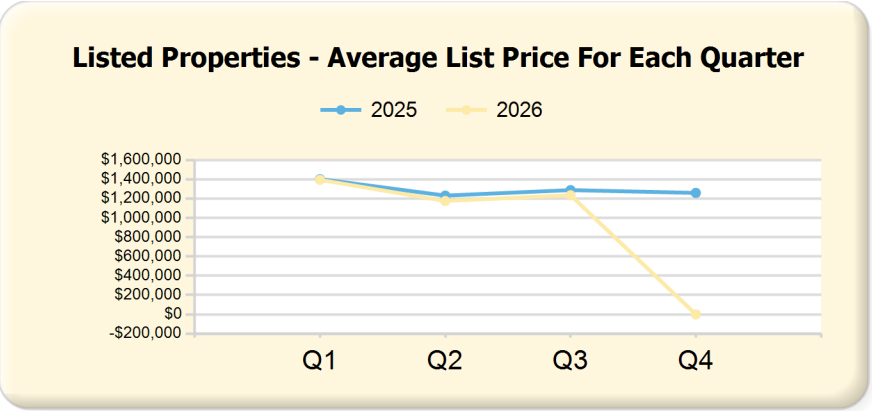
This information gathered from third parties, including seller and public records. MLS PIN and subscribers disclaim all representations/warranties as to its accuracy. Content ©2026 MLS Property Information Network, Inc.

Boston, MA Real Estate Market Review

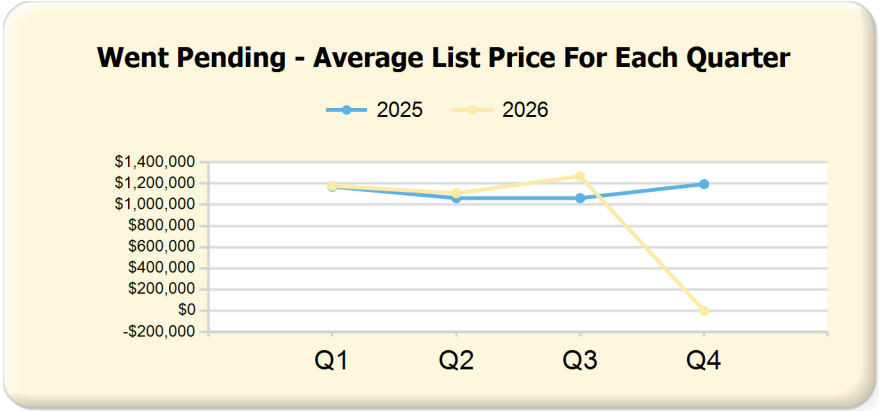
2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Wednesday, September 30, 2026

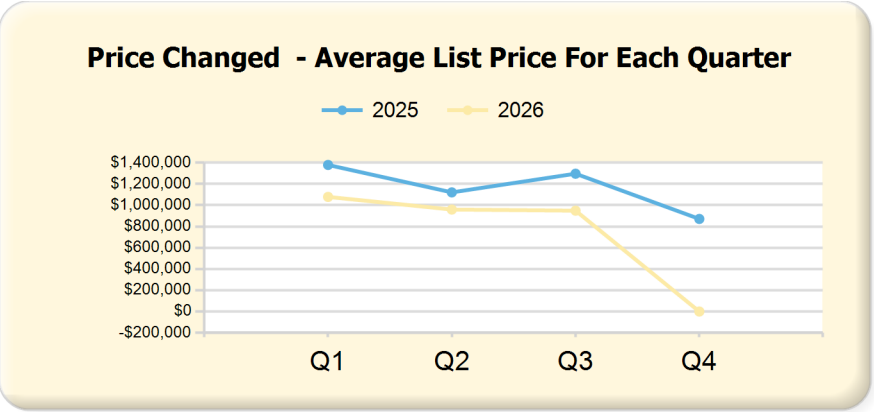
Condominium



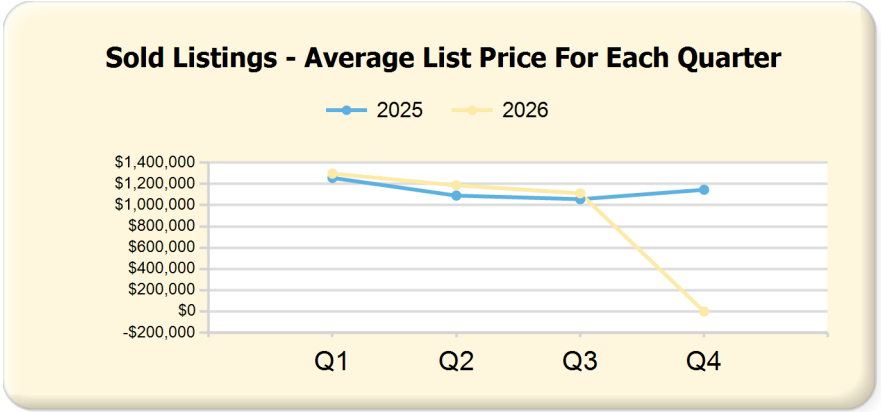
	Q1	Q2	Q3	Q4
2025	$1,402,556.45	$1,231,812.43	$1,288,862.03	$1,259,586.86
2026	$1,395,310.15	$1,175,948.67	$1,235,624.47	$0.00



	Q1	Q2	Q3	Q4
2025	$1,169,431.19	$1,061,865.51	$1,062,258.73	$1,194,310.25
2026	$1,176,786.57	$1,108,458.37	$1,268,429.56	$0.00



	Q1	Q2	Q3	Q4
2025	$1,378,514.73	$1,120,532.16	$1,296,171.58	$870,716.87
2026	$1,077,967.03	$959,123.25	$948,677.21	$0.00



	Q1	Q2	Q3	Q4
2025	$1,256,514.34	$1,090,018.99	$1,056,313.26	$1,145,284.16
2026	$1,296,950.07	$1,186,924.08	$1,111,510.89	$0.00

This information gathered from third parties, including seller and public records. MLS PIN and subscribers disclaim all representations/warranties as to its accuracy. Content ©2026 MLS Property Information Network, Inc.

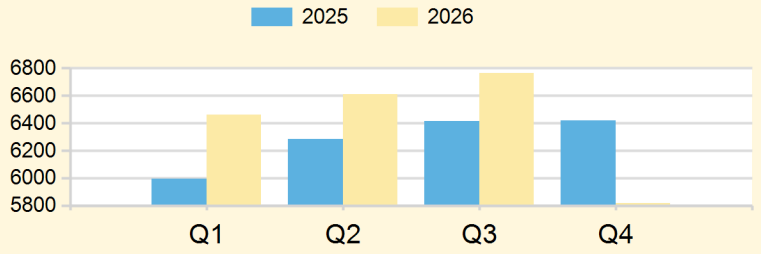
Boston, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Wednesday, September 30, 2026

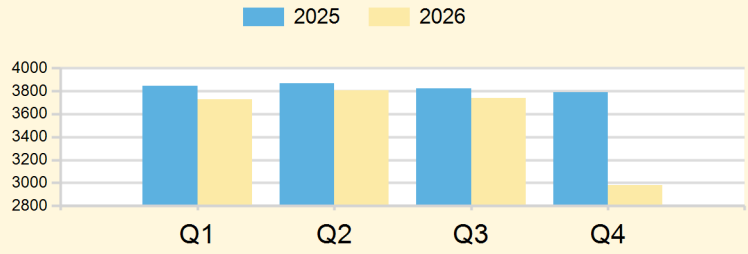
Condominium

Listed Between the Last Day of Each Quarter and 12 Months



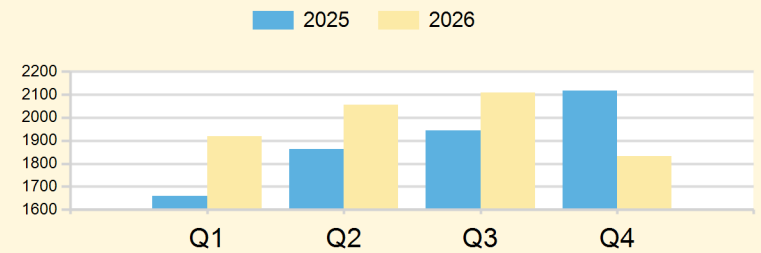
	Q1	Q2	Q3	Q4
2025	5,998	6,286	6,414	6,418
2026	6,464	6,612	6,763	5,818

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



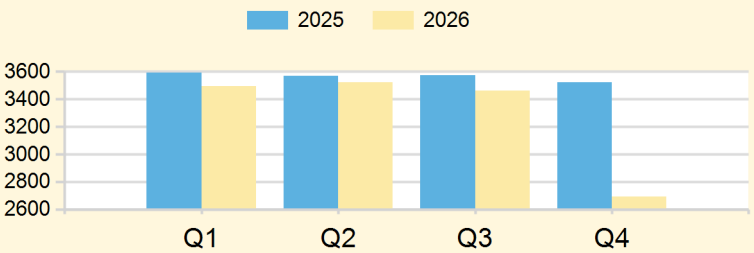
	Q1	Q2	Q3	Q4
2025	3,845	3,868	3,824	3,788
2026	3,730	3,807	3,740	2,982

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



	Q1	Q2	Q3	Q4
2025	1,660	1,864	1,943	2,118
2026	1,920	2,055	2,108	1,833

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	3,591	3,568	3,572	3,524
2026	3,496	3,524	3,460	2,694

This information gathered from third parties, including seller and public records. MLS PIN and subscribers disclaim all representations/warranties as to its accuracy. Content ©2026 MLS Property Information Network, Inc.