

Boston, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Tuesday, March 31, 2026

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units	981	1151	170	1365	1151	-214	1355	0	-1355	649	0	-649
Median Days on Market	34	33	-1	56	124	68	49	0	-49	91	0	-91
Median List Price	\$999,000.00	\$925,000.00	-\$74,000.00	\$899,000.00	\$925,000.00	\$26,000.00	\$875,000.00	\$0.00	-\$875,000.00	\$875,000.00	\$0.00	-\$875,000.00
Median List \$ / SqFt	\$1,019.27	\$970.92	-\$48.35	\$946.82	\$970.92	\$24.10	\$904.74	\$0.00	-\$904.74	\$932.08	\$0.00	-\$932.08
Approx. Absorption Rate	30.50%	24.88%	-5.62%	21.78%	17.06%	-4.72%	21.96%	0.00%	-21.96%	45.21%	0.00%	-45.21%
Approx. Months Supply of Inventory	3.28	4.02	0.74	4.59	5.86	1.27	4.55	0.00	-4.55	2.21	0.00	-2.21
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Taken)	1622	1633	11	2273	0	-2273	1603	0	-1603	921	0	-921
Median Original List Price	\$859,999.50	\$835,000.00	-\$24,999.50	\$800,000.00	\$0.00	-\$800,000.00	\$799,000.00	\$0.00	-\$799,000.00	\$775,000.00	\$0.00	-\$775,000.00
Median Original List \$ / SqFt	\$893.44	\$894.71	\$1.27	\$859.13	\$0.00	-\$859.13	\$844.63	\$0.00	-\$844.63	\$821.05	\$0.00	-\$821.05
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	200	-42	554	0	-554	354	0	-354	171	0	-171
Median Original List Price	\$949,000.00	\$707,500.00	-\$241,500.00	\$799,000.00	\$0.00	-\$799,000.00	\$724,914.00	\$0.00	-\$724,914.00	\$679,800.00	\$0.00	-\$679,800.00
Median Original List \$ / SqFt	\$934.09	\$812.75	-\$121.34	\$828.08	\$0.00	-\$828.08	\$768.16	\$0.00	-\$768.16	\$689.26	\$0.00	-\$689.26
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	857	-110	1314	0	-1314	842	0	-842	766	0	-766
Median List Price	\$795,000.00	\$769,000.00	-\$26,000.00	\$750,000.00	\$0.00	-\$750,000.00	\$742,000.00	\$0.00	-\$742,000.00	\$750,000.00	\$0.00	-\$750,000.00
Median List \$ / SqFt	\$790.78	\$813.27	\$22.49	\$804.56	\$0.00	-\$804.56	\$787.67	\$0.00	-\$787.67	\$781.71	\$0.00	-\$781.71
Median Days to Offer	15	18	3	14	0	-14	30	0	-30	36	0	-36

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Closed Units (Sold)	647	548	-99	1106	0	-1106	1009	0	-1009	748	0	-748
Median Days on Market	41	52	11	22	0	-22	32	0	-32	41	0	-41
Median Days to Offer	23	33	10	12	0	-12	22	0	-22	26	0	-26
Median Sale Price	\$785,000.00	\$765,000.00	-\$20,000.00	\$764,750.00	\$0.00	-\$764,750.00	\$740,000.00	\$0.00	-\$740,000.00	\$760,000.00	\$0.00	-\$760,000.00
Median Sale \$ / SqFt	\$797.61	\$799.72	\$2.11	\$805.30	\$0.00	-\$805.30	\$784.30	\$0.00	-\$784.30	\$777.13	\$0.00	-\$777.13
Median List Price	\$799,000.00	\$775,000.00	-\$24,000.00	\$771,750.00	\$0.00	-\$771,750.00	\$749,000.00	\$0.00	-\$749,000.00	\$775,000.00	\$0.00	-\$775,000.00
Median List \$ / SqFt	\$807.29	\$811.12	\$3.83	\$812.12	\$0.00	-\$812.12	\$792.94	\$0.00	-\$792.94	\$794.48	\$0.00	-\$794.48
Median Original List Price	\$799,000.00	\$784,450.00	-\$14,550.00	\$779,500.00	\$0.00	-\$779,500.00	\$765,000.00	\$0.00	-\$765,000.00	\$785,000.00	\$0.00	-\$785,000.00
Median Original List \$ / SqFt	\$821.32	\$833.63	\$12.31	\$822.14	\$0.00	-\$822.14	\$812.74	\$0.00	-\$812.74	\$805.45	\$0.00	-\$805.45
Median Sale Price as % of List Price	98.71%	98.27%	-0.44%	100.00%	0.00%	-100%	98.56%	0.00%	-98.56%	98.20%	0.00%	-98.20%
Median Sale Price as % of Original List Price	97.99%	97.33%	-0.66%	99.38%	0.00%	-99.38%	97.59%	0.00%	-97.59%	96.92%	0.00%	-96.92%
Sold Units - Short Sale	1	0	-1	1	0	-1	0	0	0	0	0	0
Sold Units - Lender-Owned	2	0	-2	2	0	-2	2	0	-2	0	0	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Units Listed	5999	6455	456	6287	4166	-2121	6416	2583	-3833	6421	1637	-4784
Units Price Changed	1660	1916	256	1864	1096	-768	1944	465	-1479	2120	201	-1919
Units Went Pending	3845	3716	-129	3868	2424	-1444	3824	1621	-2203	3788	861	-2927
Units Sold	3591	3436	-155	3567	2357	-1210	3571	1322	-2249	3521	558	-2963

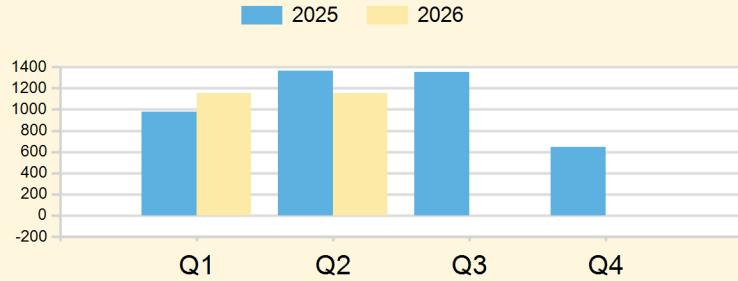
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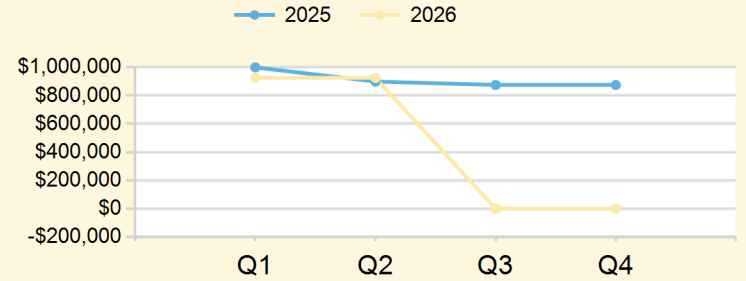
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Listing Inventory on the Last Day of Each Quarter



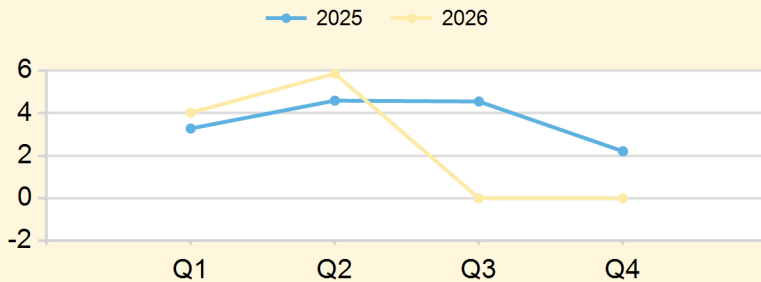
	Q1	Q2	Q3	Q4
2025	981	1,365	1,355	649
2026	1,151	1,151	0	0

Median List Price on the Last Day of Each Quarter



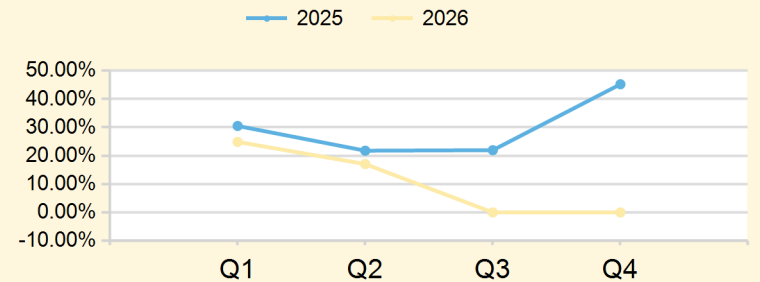
	Q1	Q2	Q3	Q4
2025	\$999,000.00	\$899,000.00	\$875,000.00	\$875,000.00
2026	\$925,000.00	\$925,000.00	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2025	3.28	4.59	4.55	2.21
2026	4.02	5.86	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2025	30.50%	21.78%	21.96%	45.21%
2026	24.88%	17.06%	0.00%	0.00%

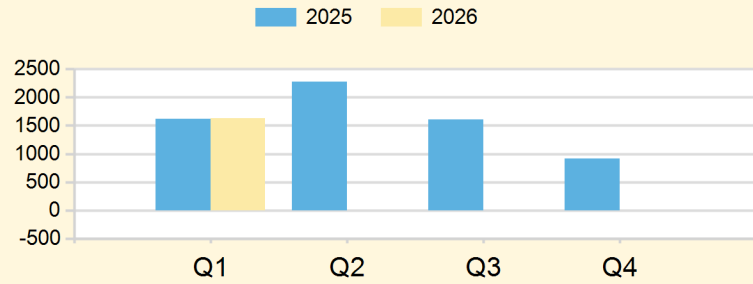
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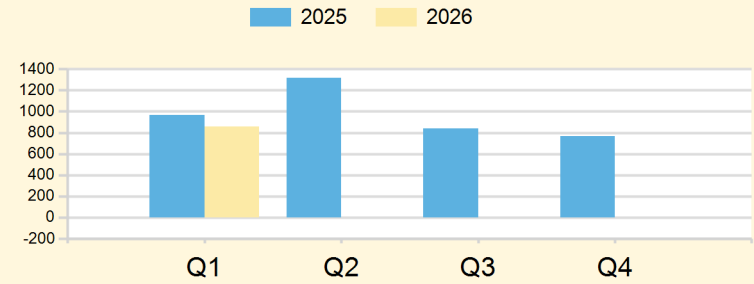
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Properties Listed During Each Quarter



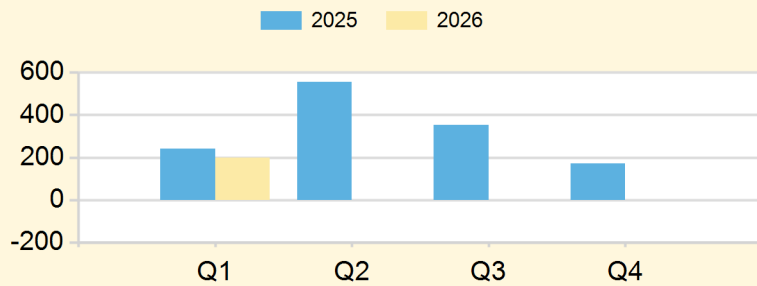
	Q1	Q2	Q3	Q4
2025	1,622	2,273	1,603	921
2026	1,633	0	0	0

Went Pending During Each Quarter



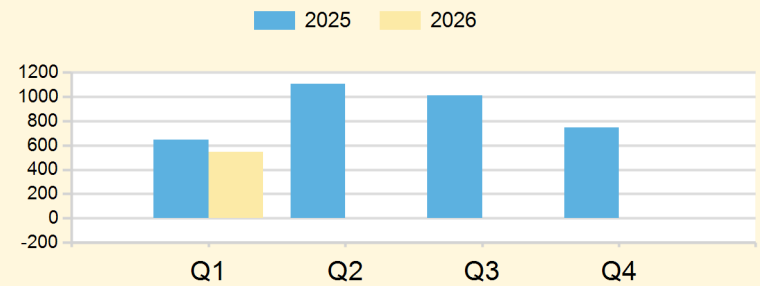
	Q1	Q2	Q3	Q4
2025	967	1,314	842	766
2026	857	0	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2025	242	554	354	171
2026	200	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2025	647	1,106	1,009	748
2026	548	0	0	0

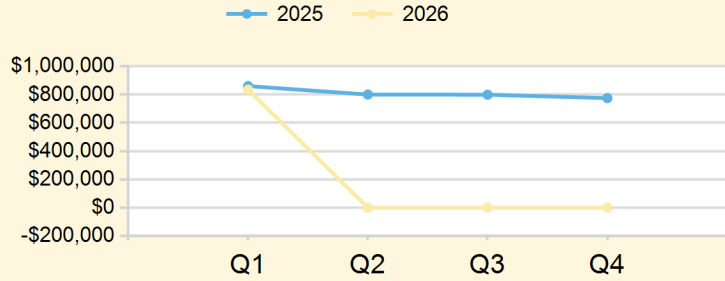
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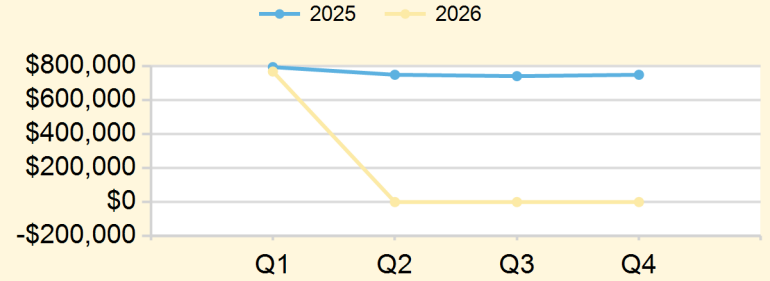
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Listed Properties - Median List Price For Each Quarter



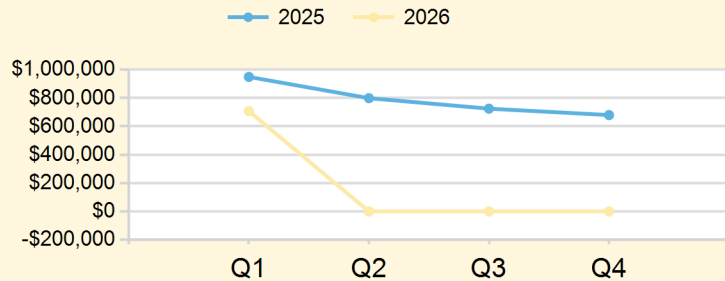
	Q1	Q2	Q3	Q4
2025	\$859,999.50	\$800,000.00	\$799,000.00	\$775,000.00
2026	\$835,000.00	\$0.00	\$0.00	\$0.00

Went Pending - Median List Price For Each Quarter



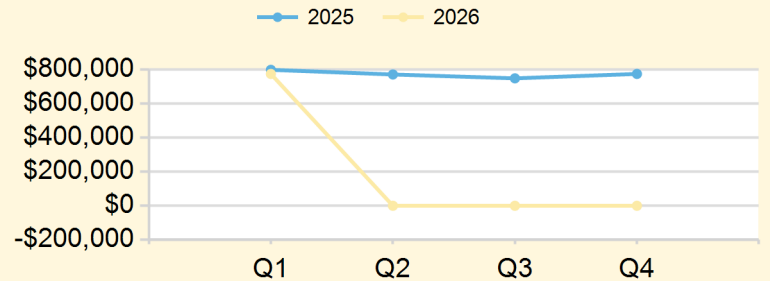
	Q1	Q2	Q3	Q4
2025	\$795,000.00	\$750,000.00	\$742,000.00	\$750,000.00
2026	\$769,000.00	\$0.00	\$0.00	\$0.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$949,000.00	\$799,000.00	\$724,914.00	\$679,800.00
2026	\$707,500.00	\$0.00	\$0.00	\$0.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$799,000.00	\$771,750.00	\$749,000.00	\$775,000.00
2026	\$775,000.00	\$0.00	\$0.00	\$0.00

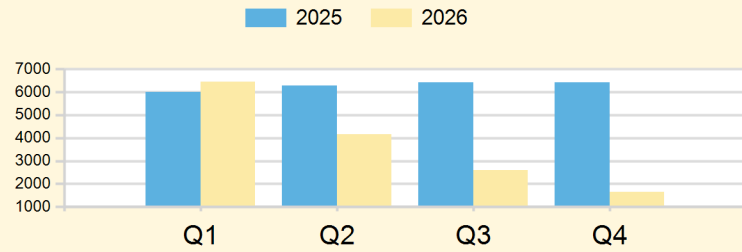
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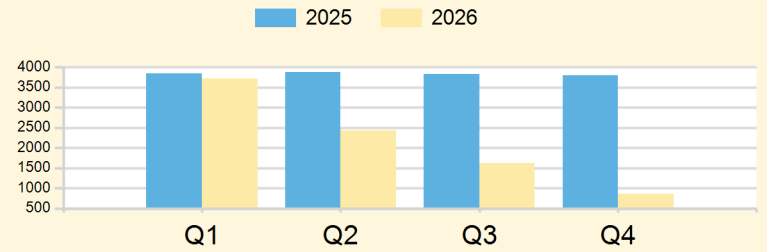
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Listed Between the Last Day of Each Quarter and 12 Months



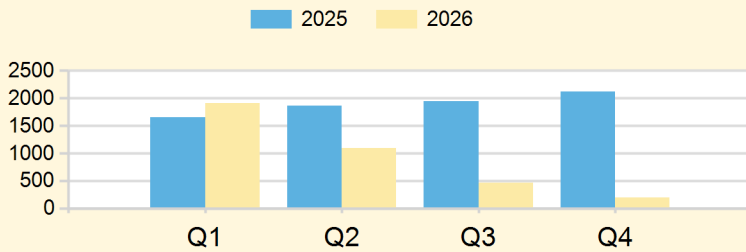
	Q1	Q2	Q3	Q4
2025	5,999	6,287	6,416	6,421
2026	6,455	4,166	2,583	1,637

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



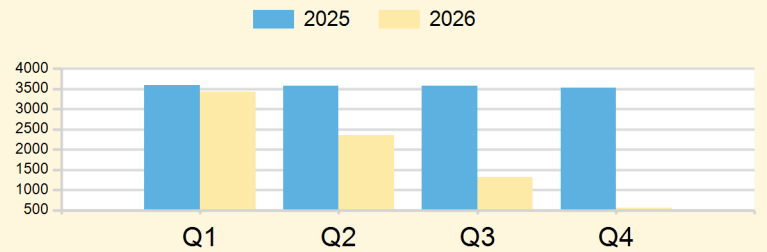
	Q1	Q2	Q3	Q4
2025	3,845	3,868	3,824	3,788
2026	3,716	2,424	1,621	861

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



	Q1	Q2	Q3	Q4
2025	1,660	1,864	1,944	2,120
2026	1,916	1,096	465	201

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	3,591	3,567	3,571	3,521
2026	3,436	2,357	1,322	558