

Boston, MA Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Ryan Cook on Tuesday, June 30, 2026

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units	980	1093	113	1365	1620	255	1354	1620	266	648	0	-648
Avg. Days on Market	74	75	1	78	78	0	83	170	87	122	0	-122
Avg. List Price	\$1,869,545.77	\$1,744,552.21	-\$124,993.56	\$1,672,381.01	\$1,556,994.63	-\$115,386.38	\$1,634,337.33	\$1,556,994.63	-\$77,342.70	\$1,826,838.22	\$0.00	-\$1,826,838.22
Avg. List \$ / SqFt	\$1,185.45	\$1,131.89	-\$53.56	\$1,091.33	\$1,079.37	-\$11.96	\$1,064.16	\$1,079.37	\$15.21	\$1,103.10	\$0.00	-\$1,103.10
Approx. Absorption Rate	30.54%	26.64%	-3.90%	21.78%	17.67%	-4.11%	21.98%	12.35%	-9.63%	45.32%	0.00%	-45.32%
Approx. Months Supply of Inventory	3.27	3.75	0.48	4.59	5.66	1.07	4.55	8.10	3.55	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)	1621	1645	24	2274	2437	163	1602	0	-1602	920	0	-920
Avg. Original List Price	\$1,402,556.45	\$1,395,151.91	-\$7,404.54	\$1,231,688.51	\$1,172,166.64	-\$59,521.87	\$1,288,862.03	\$0.00	-\$1,288,862.03	\$1,259,586.86	\$0.00	-\$1,259,586.86
Avg. Original List \$ / SqFt	\$1,027.38	\$1,033.36	\$5.98	\$966.53	\$954.66	-\$11.87	\$1,105.10	\$0.00	-\$1,105.10	\$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	627	73	353	0	-353	171	0	-171
Avg. Original List Price	\$1,378,514.73	\$1,077,967.03	-\$300,547.70	\$1,120,532.16	\$959,251.20	-\$161,280.96	\$1,296,171.58	\$0.00	-\$1,296,171.58	\$870,716.87	\$0.00	-\$870,716.87
Avg. Original List \$ / SqFt	\$1,041.44	\$924.14	-\$117.30	\$920.37	\$888.13	-\$32.24	\$1,080.64	\$0.00	-\$1,080.64	\$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	1381	67	842	0	-842	766	0	-766
Avg. List Price	\$1,169,431.19	\$1,176,832.50	\$7,401.31	\$1,061,865.51	\$1,110,112.45	\$48,246.94	\$1,062,258.73	\$0.00	-\$1,062,258.73	\$1,194,310.25	\$0.00	-\$1,194,310.25
Avg. List \$ / SqFt	\$914.06	\$921.58	\$7.52	\$901.71	\$908.09	\$6.38	\$890.43	\$0.00	-\$890.43	\$919.72	\$0.00	-\$919.72
Avg. Days to Offer	44	47	3	32	31	-1	48	0	-48	55	0	-55

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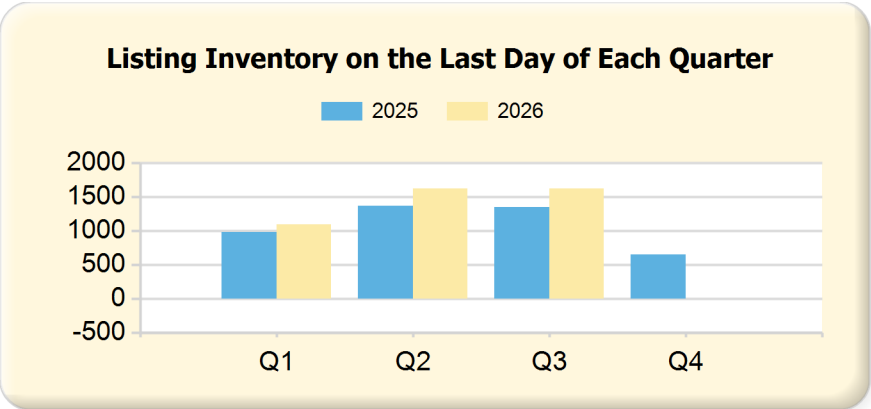
Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.
Closed Units (Sold)	647	603	-44	1107	1022	-85	1009	0	-1009	750	0	-750
Avg. Days on Market	69	75	6	47	48	1	49	0	-49	64	0	-64
Avg. Days to Offer	50	56	6	33	34	1	37	0	-37	48	0	-48
Avg. Sale Price	\$1,220,378.50	\$1,252,332.35	\$31,953.85	\$1,071,949.61	\$1,160,728.16	\$88,778.55	\$1,030,480.55	\$0.00	-\$1,030,480.55	\$1,110,044.14	\$0.00	-\$1,110,044.14
Avg. Sale \$ / SqFt	\$921.73	\$926.35	\$4.62	\$904.82	\$946.73	\$41.91	\$870.22	\$0.00	-\$870.22	\$898.65	\$0.00	-\$898.65
Avg. List Price	\$1,256,514.34	\$1,299,132.32	\$42,617.98	\$1,090,018.99	\$1,180,626.49	\$90,607.50	\$1,056,313.26	\$0.00	-\$1,056,313.26	\$1,145,284.16	\$0.00	-\$1,145,284.16
Avg. List \$ / SqFt	\$941.15	\$951.43	\$10.28	\$913.93	\$956.81	\$42.88	\$887.15	\$0.00	-\$887.15	\$919.81	\$0.00	-\$919.81
Avg. Original List Price	\$1,277,820.35	\$1,454,107.71	\$176,287.36	\$1,102,279.52	\$1,192,533.68	\$90,254.16	\$1,073,454.85	\$0.00	-\$1,073,454.85	\$1,176,937.84	\$0.00	-\$1,176,937.84
Avg. Original List \$ / SqFt	\$958.04	\$1,084.82	\$126.78	\$923.21	\$966.06	\$42.85	\$901.87	\$0.00	-\$901.87	\$940.35	\$0.00	-\$940.35
Avg. Sale Price as % of List Price	98.51%	98.03%	-0.48%	99.60%	99.43%	-0.17%	98.51%	0.00%	-98.51%	98.15%	0.00%	-98.15%
Avg. Sale Price as % of Original List Price	96.86%	96.23%	-0.63%	98.70%	98.49%	-0.21%	113.82%	0.00%	-113.82%	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	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	5998	6466	468	6287	6613	326	6415	5031	-1384	6419	4086	-2333
Units Price Changed	1660	1920	260	1864	2055	191	1943	1421	-522	2118	1146	-972
Units Went Pending	3845	3730	-115	3868	3793	-75	3824	2990	-834	3788	2232	-1556
Units Sold	3591	3494	-97	3568	3436	-132	3572	2401	-1171	3524	1635	-1889

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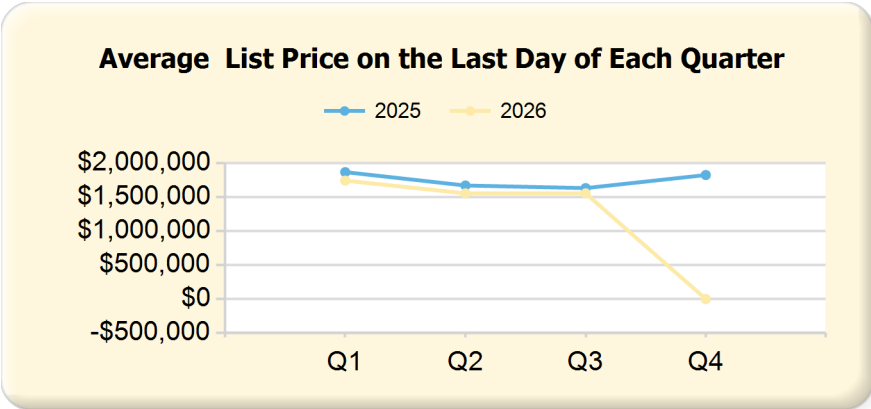
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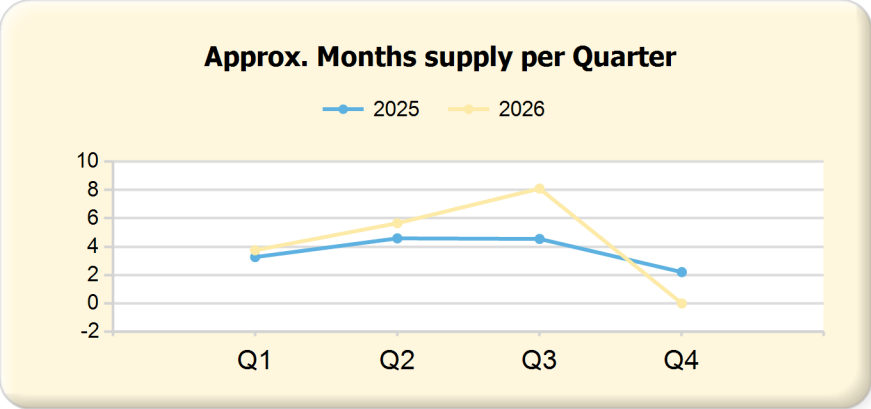
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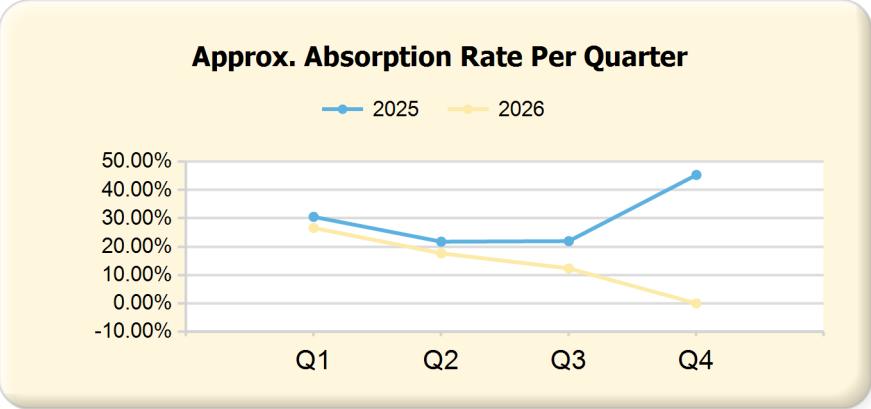
	Q1	Q2	Q3	Q4
2025	980	1,365	1,354	648
2026	1,093	1,620	1,620	0



	Q1	Q2	Q3	Q4
2025	\$1,869,545.77	\$1,672,381.01	\$1,634,337.33	\$1,826,838.22
2026	\$1,744,552.21	\$1,556,994.63	\$1,556,994.63	\$0.00



	Q1	Q2	Q3	Q4
2025	3.27	4.59	4.55	2.21
2026	3.75	5.66	8.10	0.00



	Q1	Q2	Q3	Q4
2025	30.54%	21.78%	21.98%	45.32%
2026	26.64%	17.67%	12.35%	0.00%

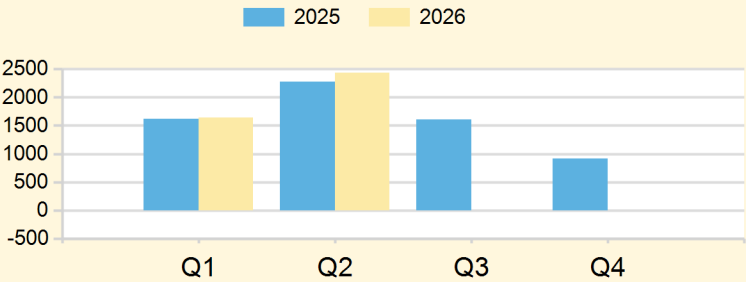
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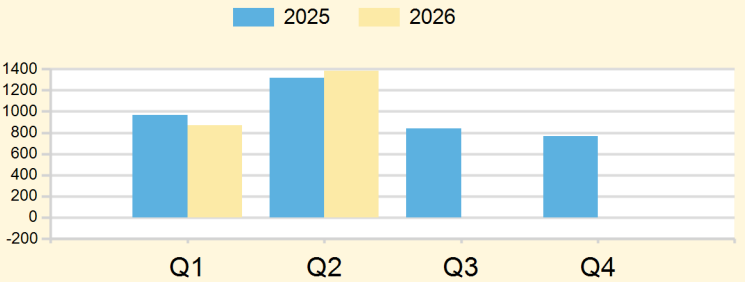
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Properties Listed During Each Quarter



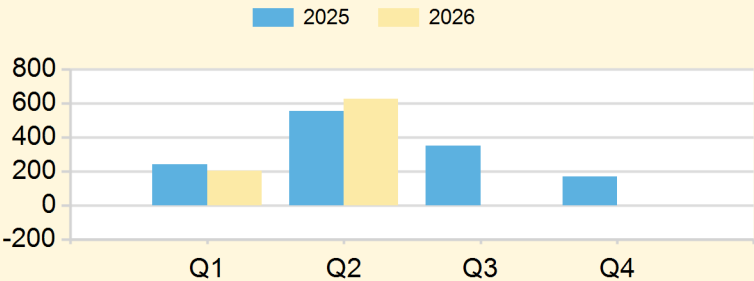
	Q1	Q2	Q3	Q4
2025	1,621	2,274	1,602	920
2026	1,645	2,437	0	0

Went Pending During Each Quarter



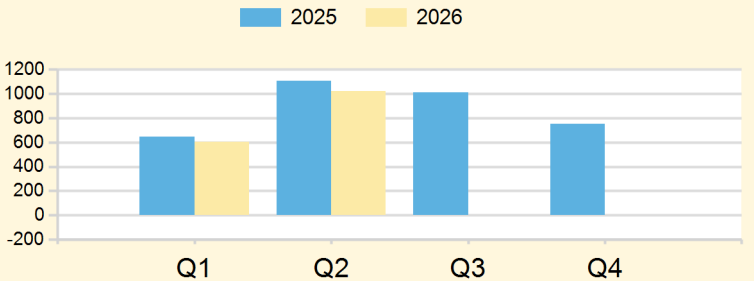
	Q1	Q2	Q3	Q4
2025	967	1,314	842	766
2026	871	1,381	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2025	242	554	353	171
2026	205	627	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2025	647	1,107	1,009	750
2026	603	1,022	0	0

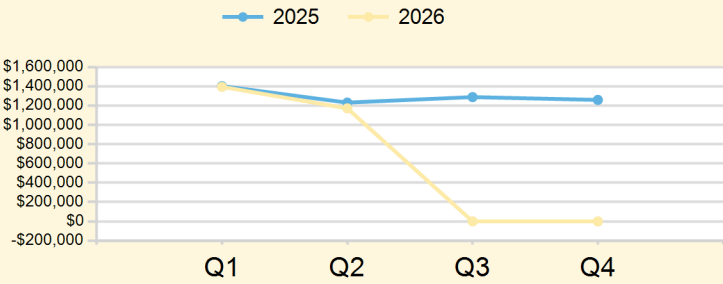
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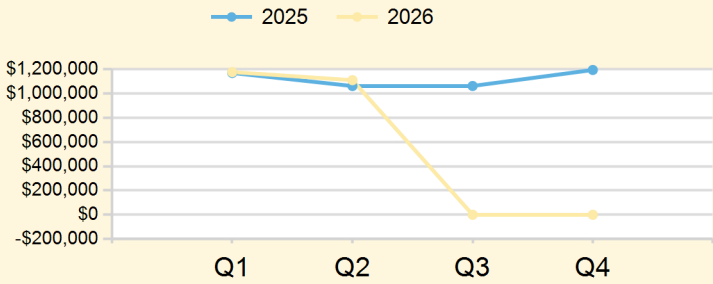
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Listed Properties - Average List Price For Each Quarter



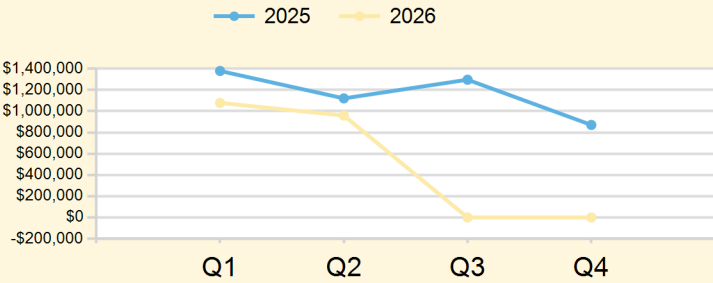
	Q1	Q2	Q3	Q4
2025	\$1,402,556.45	\$1,231,688.51	\$1,288,862.03	\$1,259,586.86
2026	\$1,395,151.91	\$1,172,166.64	\$0.00	\$0.00

Went Pending - Average List Price For Each Quarter



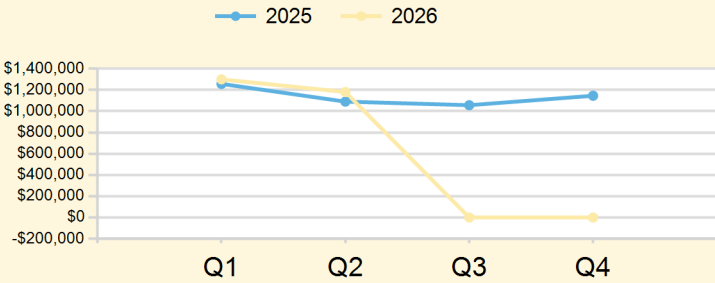
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2025	\$1,169,431.19	\$1,061,865.51	\$1,062,258.73	\$1,194,310.25
2026	\$1,176,832.50	\$1,110,112.45	\$0.00	\$0.00

Price Changed - Average List Price For Each Quarter



	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	\$959,251.20	\$0.00	\$0.00

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$1,256,514.34	\$1,090,018.99	\$1,056,313.26	\$1,145,284.16
2026	\$1,299,132.32	\$1,180,626.49	\$0.00	\$0.00

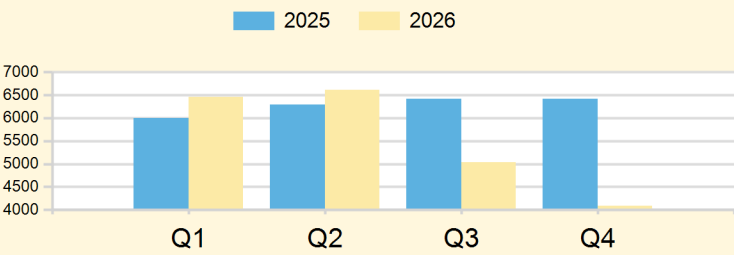
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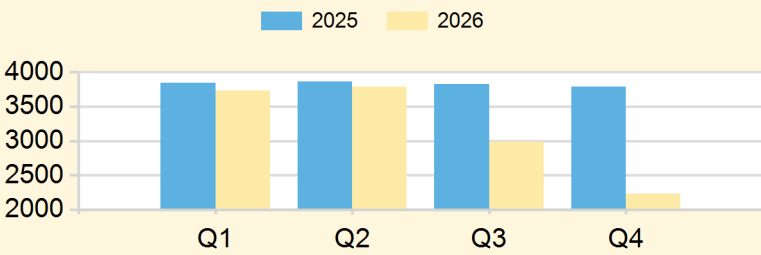
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Listed Between the Last Day of Each Quarter and 12 Months



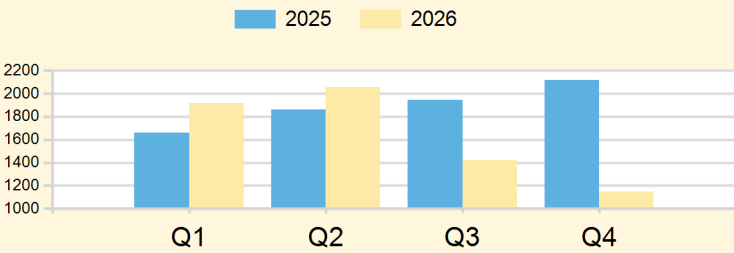
	Q1	Q2	Q3	Q4
2025	5,998	6,287	6,415	6,419
2026	6,466	6,613	5,031	4,086

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



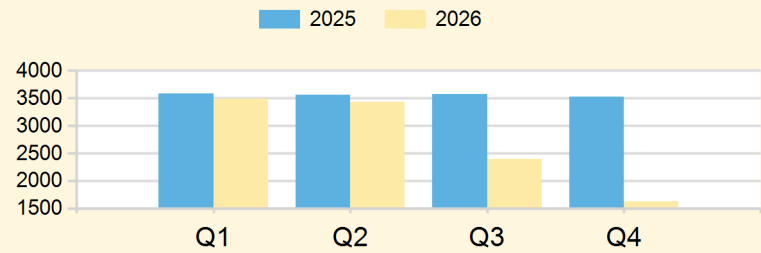
	Q1	Q2	Q3	Q4
2025	3,845	3,868	3,824	3,788
2026	3,730	3,793	2,990	2,232

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	1,421	1,146

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	3,494	3,436	2,401	1,635