

Massachusetts Association of REALTORS® Reports Housing Data for April 2026

Median sales price and new listings increased year-over-year

FOXBOROUGH – May 13, 2026 – [The Massachusetts Association of REALTORS®](#) (MAR) housing data for April 2026 reports an increase in median sales price and new listings, but a decrease in closed sales, for single-family homes and condominiums.

2026 MAR Housing Snapshot

- The median sales price for single-family homes increased by 5.3% and 2.1% for condominiums since April 2025.
- Compared to April 2025, closed sales for single-family homes decreased by 12.2% and by 1.7% for condominiums.
- New listings for single-family homes increased by 8.8% and by 14.3% for condominiums compared to April 2025.

The harsh winter in Massachusetts had a rollover effect into the spring, with closed sales down year-over-year, but the increase in new listings demonstrates sellers' motivation to list as the spring market ramps up. The median sales price has also increased for both single-family homes and condominiums, illustrating strong buyer demand.

“After continued inventory challenges throughout Massachusetts, we are finally starting to see an influx of new listings,” said Kristen Keegan, 2026 president of MAR and broker representing Silver Key Homes Realty. “The market is beginning to stabilize as more sellers are preparing to list their homes, and I expect this momentum to continue throughout the rest of the spring. While affordability remains a challenge for buyers, due to increased rates and rising prices, I expect to see an even stronger May with the increase in pending sales and pent up demand from the winter.”

For a complete breakdown of MAR statewide housing data, please visit:

<http://www.marealtor.com/market-data>.

April 2026 Data

	April 2026 Closed Sales	April 2025 Closed Sales	% change in Closed Sales (year-over -year)	April 2026 Median Price	April 2025 Median Price	% change in Median Price (year-over -year)
Single-Family	2,526	2,876	-12.2%	\$695,000	\$660,300	5.3%
Condominium	1,422	1,446	-1.7%	\$565,000	\$553,500	2.1%

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About the Massachusetts Association of REALTORS®

Organized in 1924, the [Massachusetts Association of REALTORS®](#) is a professional trade organization with more than 25,000+ members. The term REALTOR is registered as the exclusive designation of members of the National Association of REALTORS® who subscribe to a strict code of ethics and enjoy continuing education programs.

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