



Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

New Listings were up 10.1 percent for single-family homes and 17.2 percent for condominium properties. Closed Sales increased 3.8 percent for single-family homes and 1.3 percent for condominium properties.

The Median Sales Price was up 3.6 percent to \$725,000 for single-family homes but was down 1.0 percent to \$579,000 for condominium properties. Months Supply of Inventory decreased 4.3 percent for single-family units but remained flat for condominium units.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Quick Facts

Closed Sales

4,336	1,793
Single-Family Only	Condominium Only
+ 3.8%	+ 1.3%
Year-Over-Year Change	Year-Over-Year Change

Median Sales Price

\$725,000	\$579,000
Single-Family Only	Condominium Only
+ 3.6%	- 1.0%
Year-Over-Year Change	Year-Over-Year Change

Homes for Sale

7,399	4,088
Single-Family Only	Condominium Only
+ 0.7%	+ 7.0%
Year-Over-Year Change	Year-Over-Year Change

New Listings

5,620	2,452
Single-Family Only	Condominium Only
+ 10.1%	+ 17.2%
Year-Over-Year Change	Year-Over-Year Change

Single-Family Market Overview

Key market metrics for the current month and year-to-date figures for **Single-Family Homes Only**.



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Key Metrics	Historical Sparkbars	6-2024	6-2025	+ / -	YTD 2024	YTD 2025	+ / -
Closed Sales		4,177	4,336	+ 3.8%	17,370	17,555	+ 1.1%
Median Sales Price		\$699,900	\$725,000	+ 3.6%	\$635,000	\$662,000	+ 4.3%
Affordability Index		43	42	- 2.3%	48	46	- 4.2%
Homes for Sale		7,347	7,399	+ 0.7%	--	--	--
Months Supply		2.3	2.2	- 4.3%	--	--	--
Final Days on Market		26	28	+ 7.7%	35	38	+ 8.6%
Cumulative Days on Market		28	31	+ 10.7%	37	41	+ 10.8%
Pct. of Orig. Price Received		102.9%	101.7%	- 1.2%	101.2%	100.4%	- 0.8%
New Listings		5,103	5,620	+ 10.1%	24,995	26,987	+ 8.0%

Condominium Market Overview

Key market metrics for the current month and year-to-date figures for **Condominium Properties Only**.

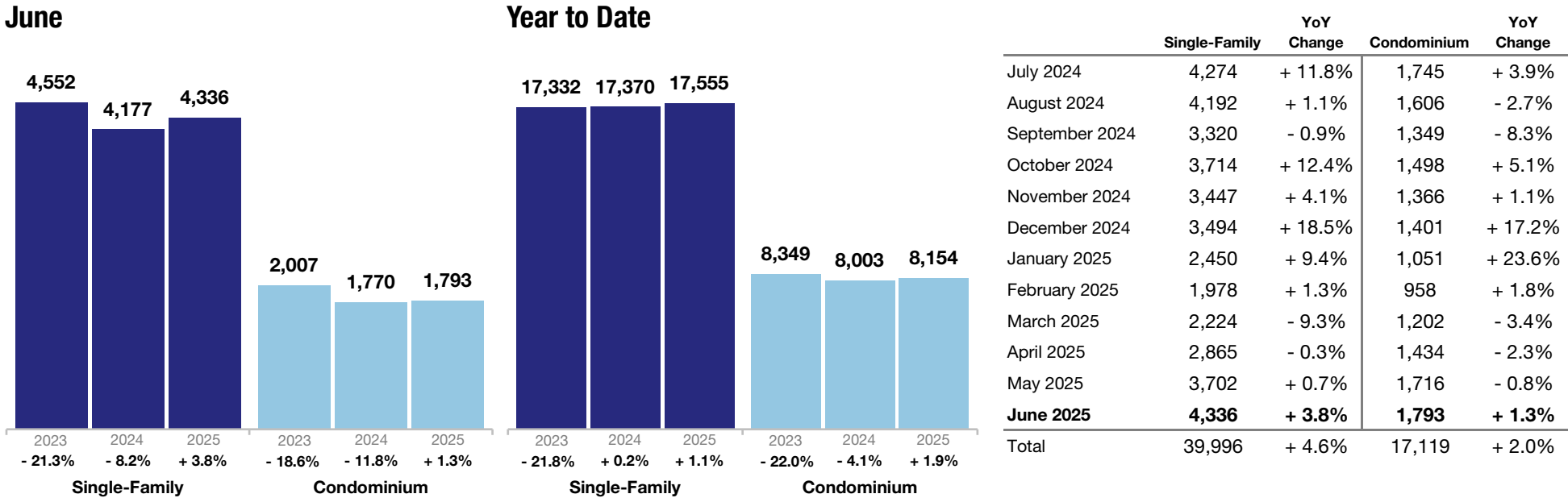


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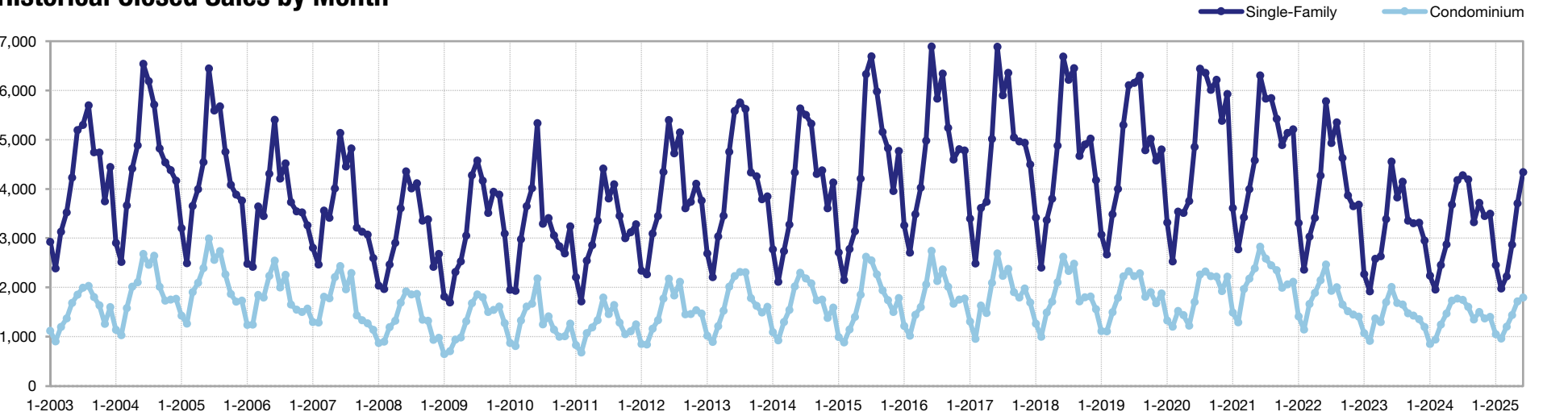
Key Metrics	Historical Sparkbars	6-2024	6-2025	+ / -	YTD 2024	YTD 2025	+ / -
Closed Sales		1,770	1,793	+ 1.3%	8,003	8,154	+ 1.9%
Median Sales Price		\$585,000	\$579,000	- 1.0%	\$550,000	\$561,500	+ 2.1%
Affordability Index		52	53	+ 1.9%	55	55	0.0%
Homes for Sale		3,822	4,088	+ 7.0%	--	--	--
Months Supply		2.8	2.8	0.0%	--	--	--
Final Days on Market		33	33	0.0%	38	41	+ 7.9%
Cumulative Days on Market		34	37	+ 8.8%	41	45	+ 9.8%
Pct. of Orig. Price Received		100.9%	99.7%	- 1.2%	100.4%	99.5%	- 0.9%
New Listings		2,093	2,452	+ 17.2%	12,110	13,532	+ 11.7%

Closed Sales

A count of the actual sales that closed in a given month.



Historical Closed Sales by Month

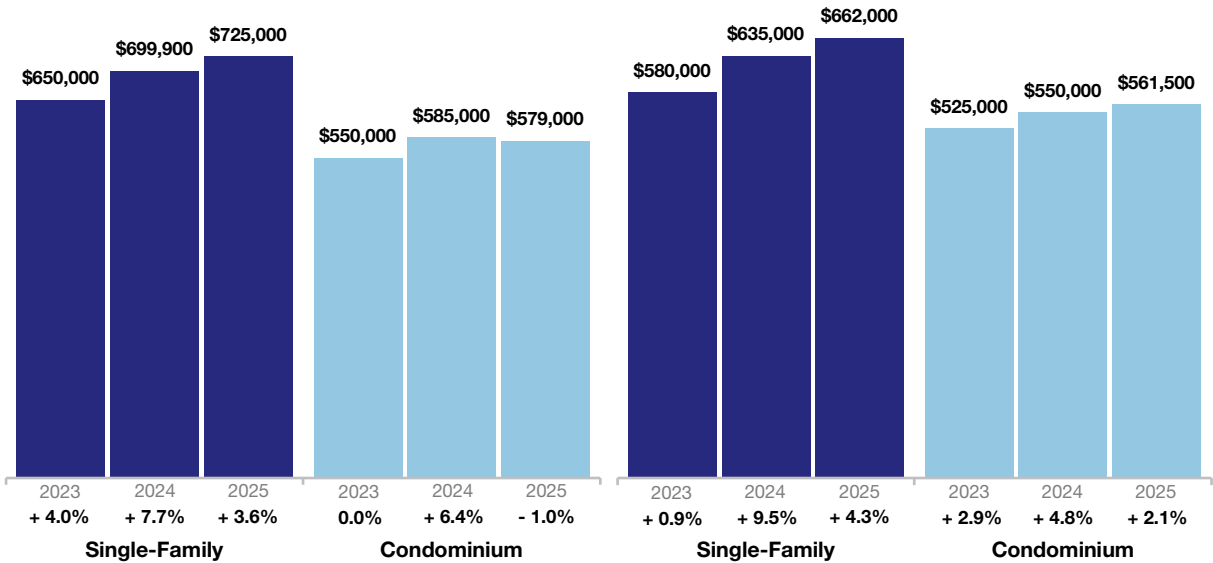


Median Sales Price

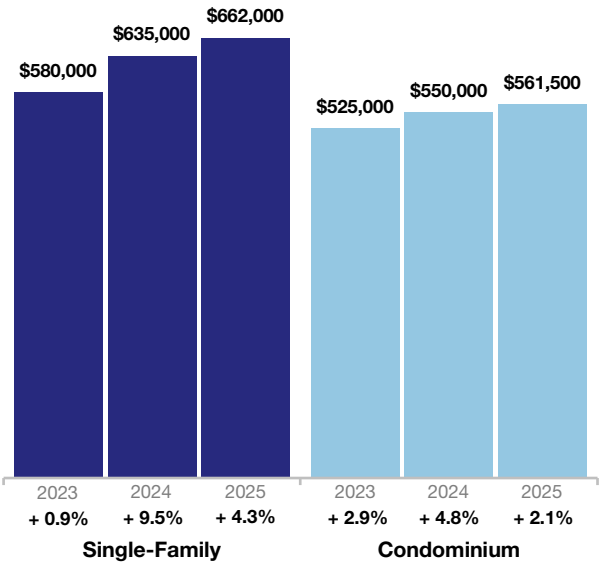
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June

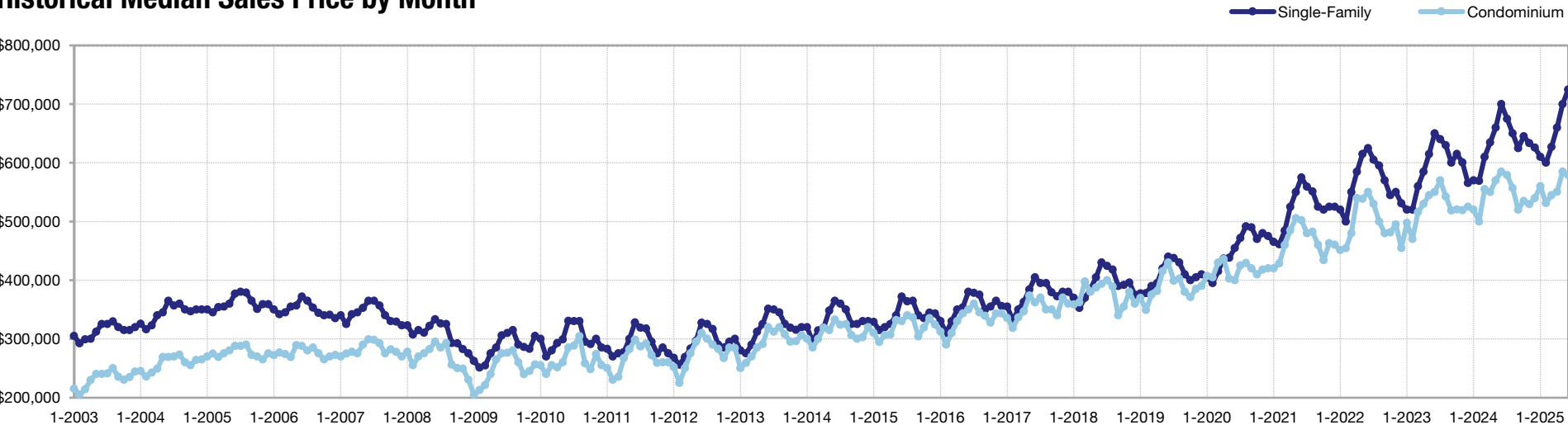


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
July 2024	\$675,000	+ 5.5%	\$579,000	+ 1.6%
August 2024	\$650,000	+ 3.2%	\$557,000	+ 2.7%
September 2024	\$625,000	+ 4.2%	\$520,000	+ 0.2%
October 2024	\$645,000	+ 4.9%	\$535,000	+ 2.8%
November 2024	\$633,500	+ 5.5%	\$529,500	+ 2.0%
December 2024	\$626,000	+ 10.7%	\$539,900	+ 2.8%
January 2025	\$610,000	+ 7.0%	\$560,000	+ 7.7%
February 2025	\$600,000	+ 5.4%	\$531,250	+ 6.3%
March 2025	\$627,250	+ 2.8%	\$545,000	- 1.8%
April 2025	\$660,150	+ 4.0%	\$550,500	+ 0.1%
May 2025	\$700,000	+ 6.1%	\$585,000	+ 2.6%
June 2025	\$725,000	+ 3.6%	\$579,000	- 1.0%
Median	\$650,000	+ 4.6%	\$550,000	+ 1.4%

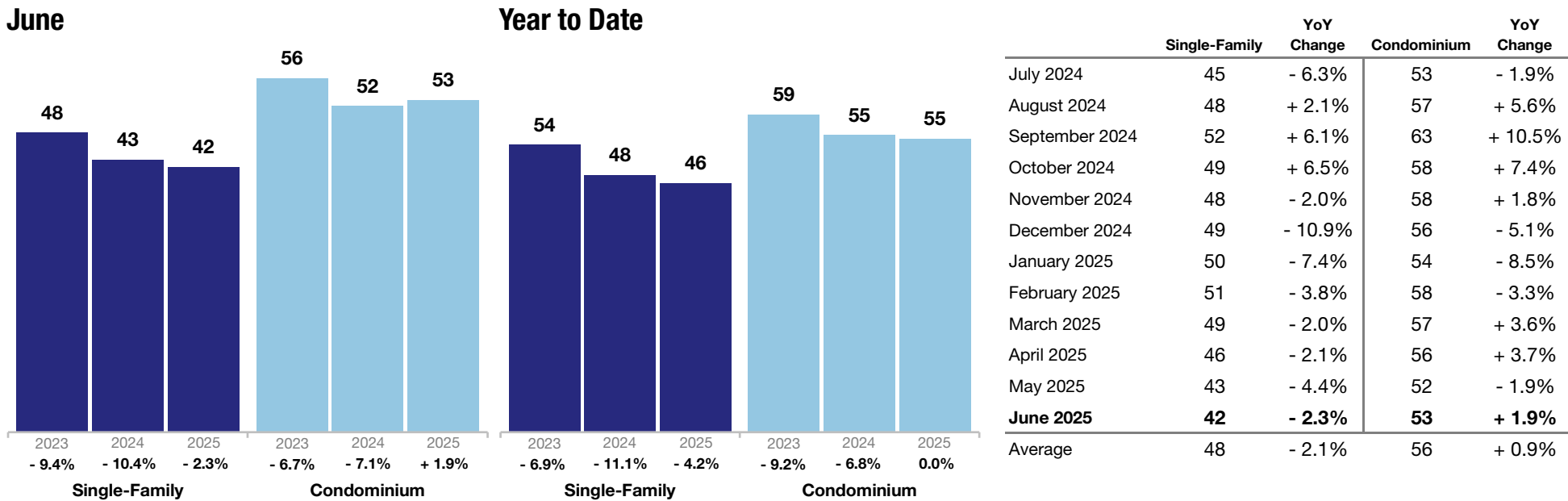
Historical Median Sales Price by Month



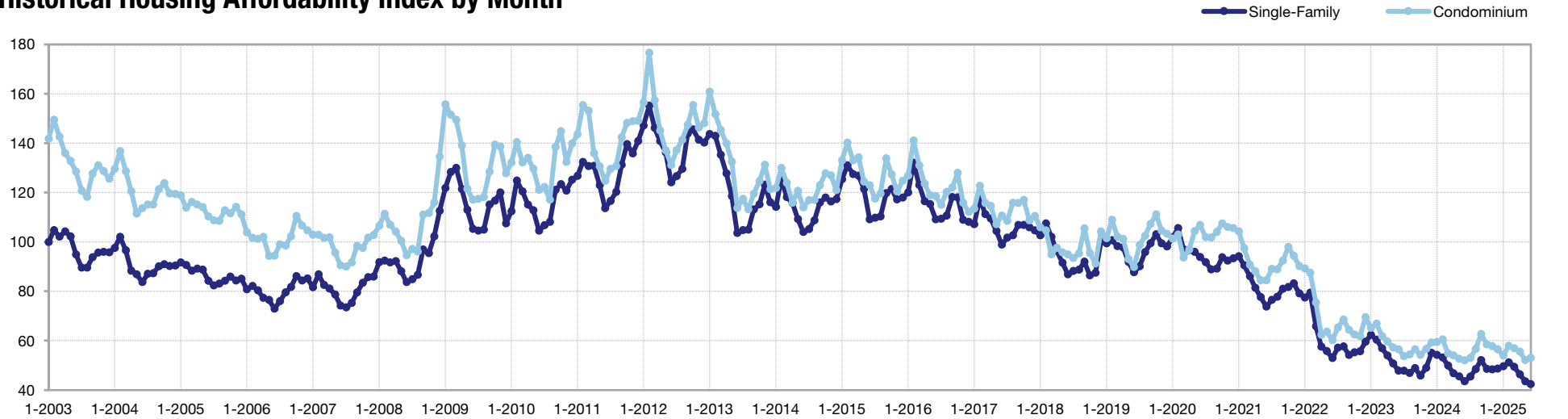
Housing Affordability Index



This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



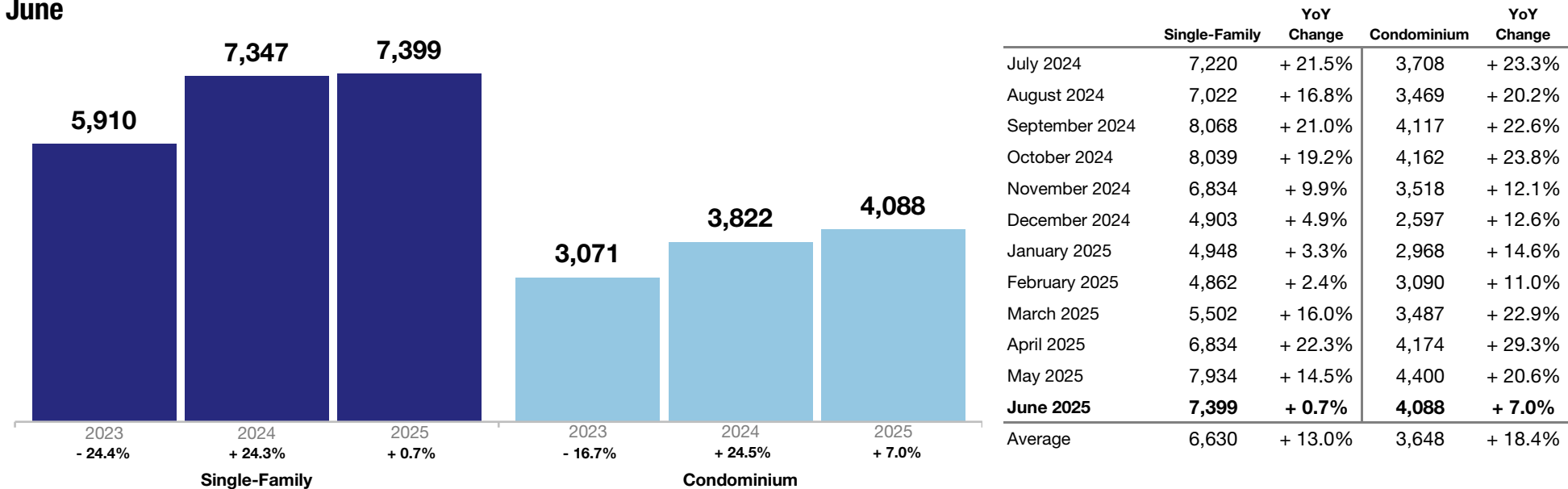
Historical Housing Affordability Index by Month



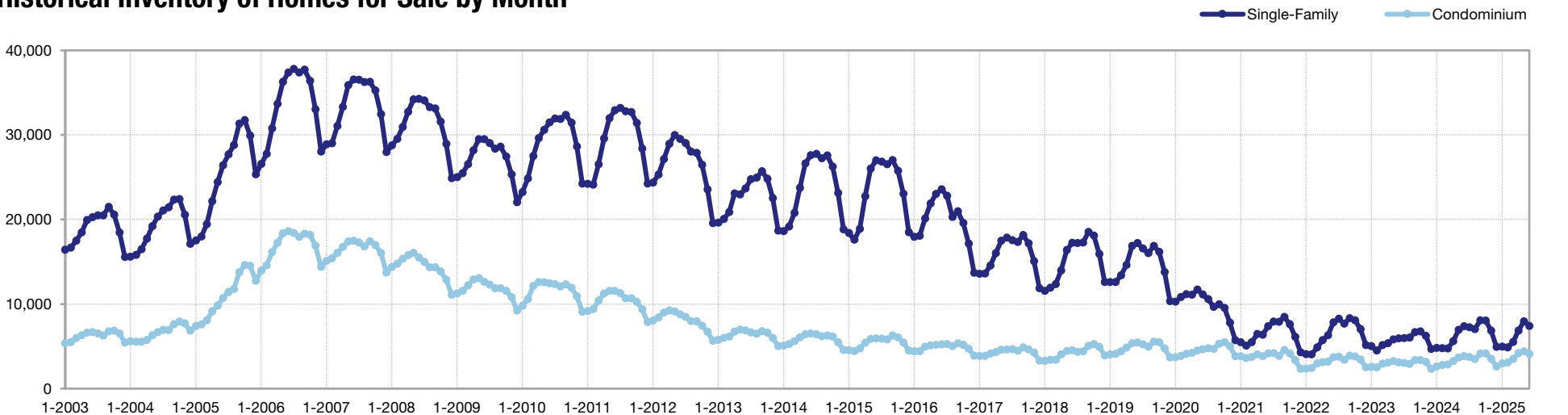
Inventory of Homes for Sale

The number of properties available for sale in an active status at the end of a given month.

June



Historical Inventory of Homes for Sale by Month

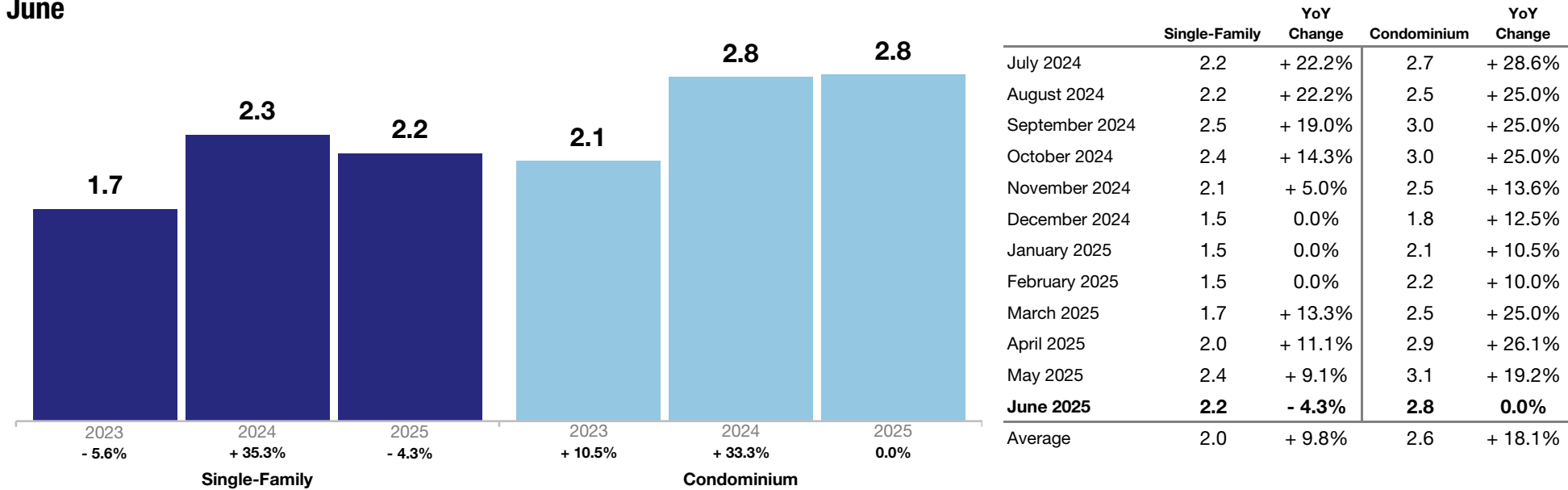


Months Supply of Inventory

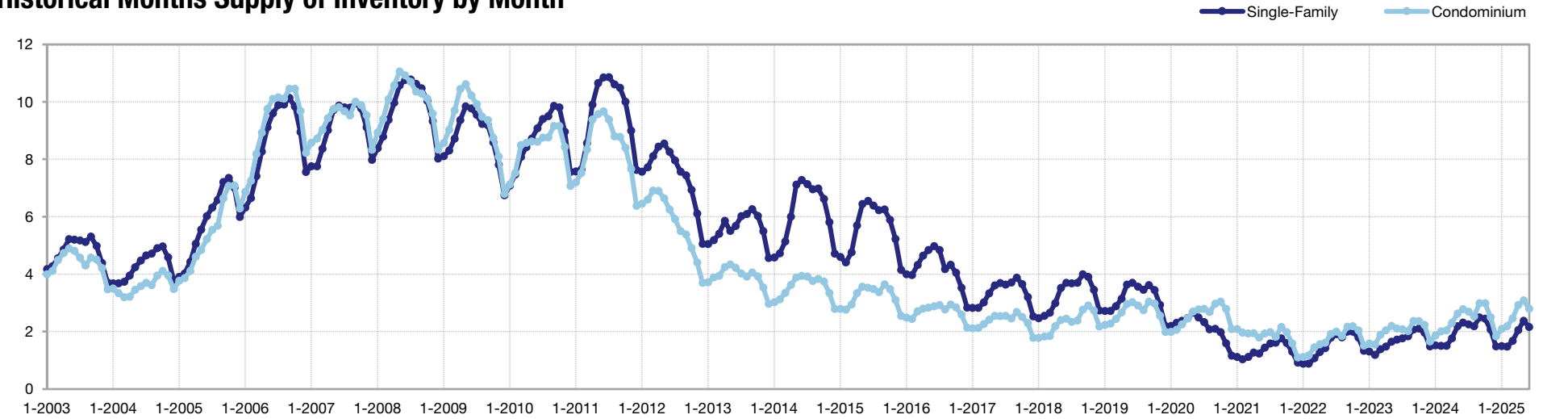
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



June

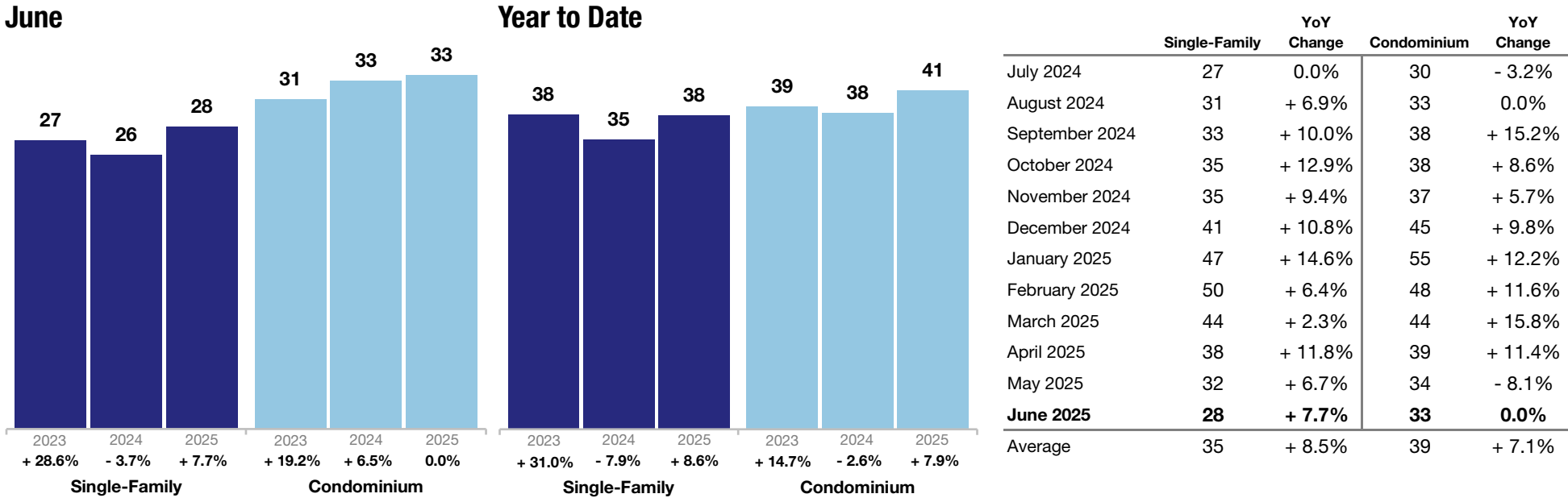


Historical Months Supply of Inventory by Month

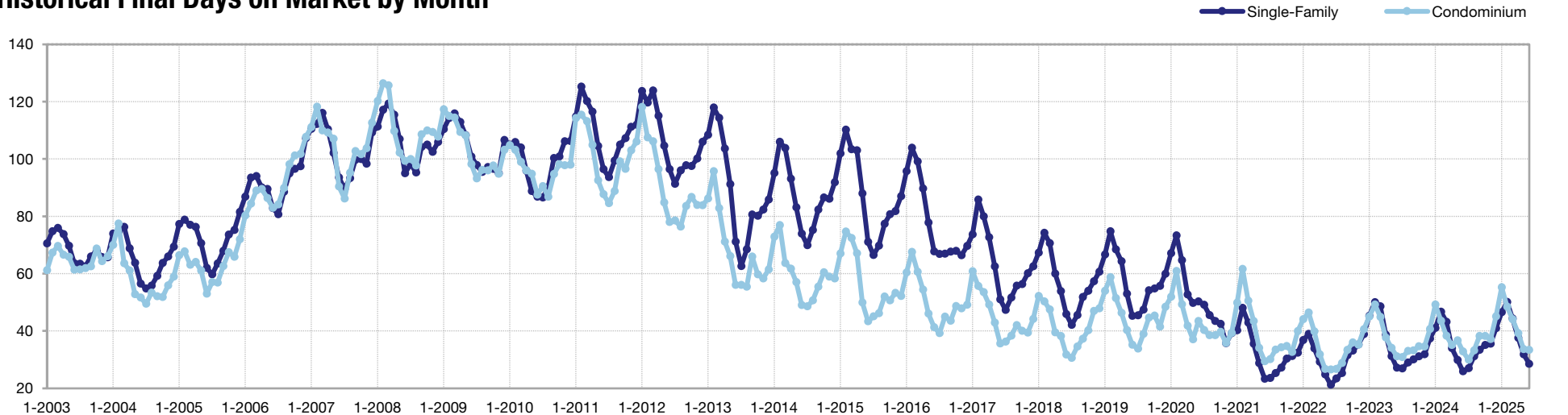


Final Days on Market

Average number of days between when a property is last listed and when the final offer is accepted in a given month.

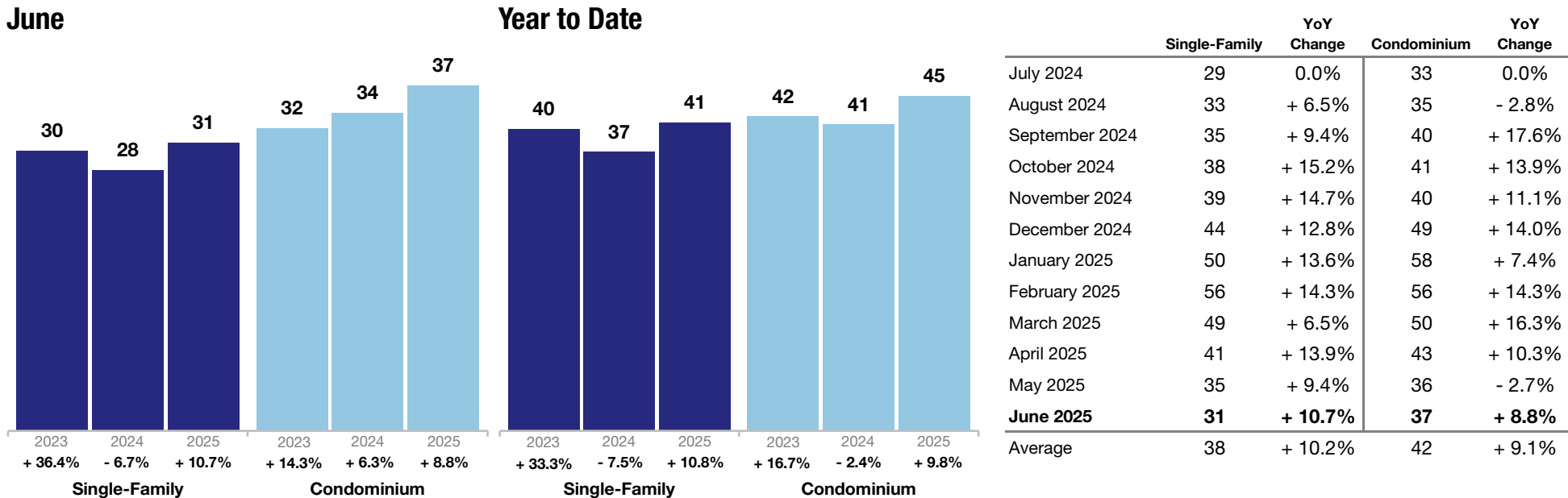


Historical Final Days on Market by Month

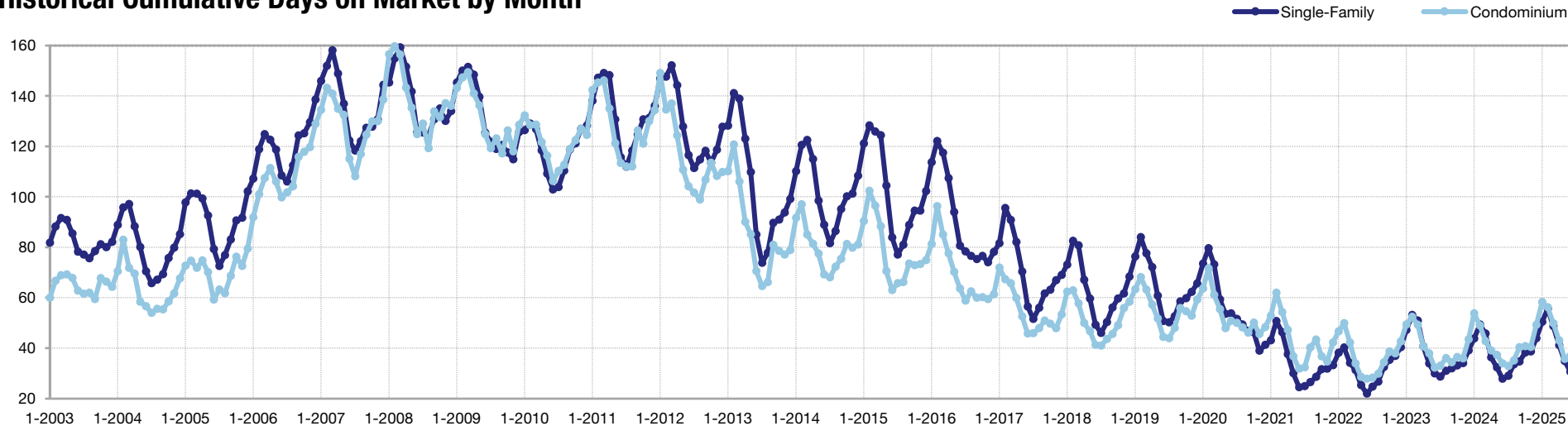


Cumulative Days on Market

Average number of days between when a property is first listed and when the final offer is accepted before closing in a given month.

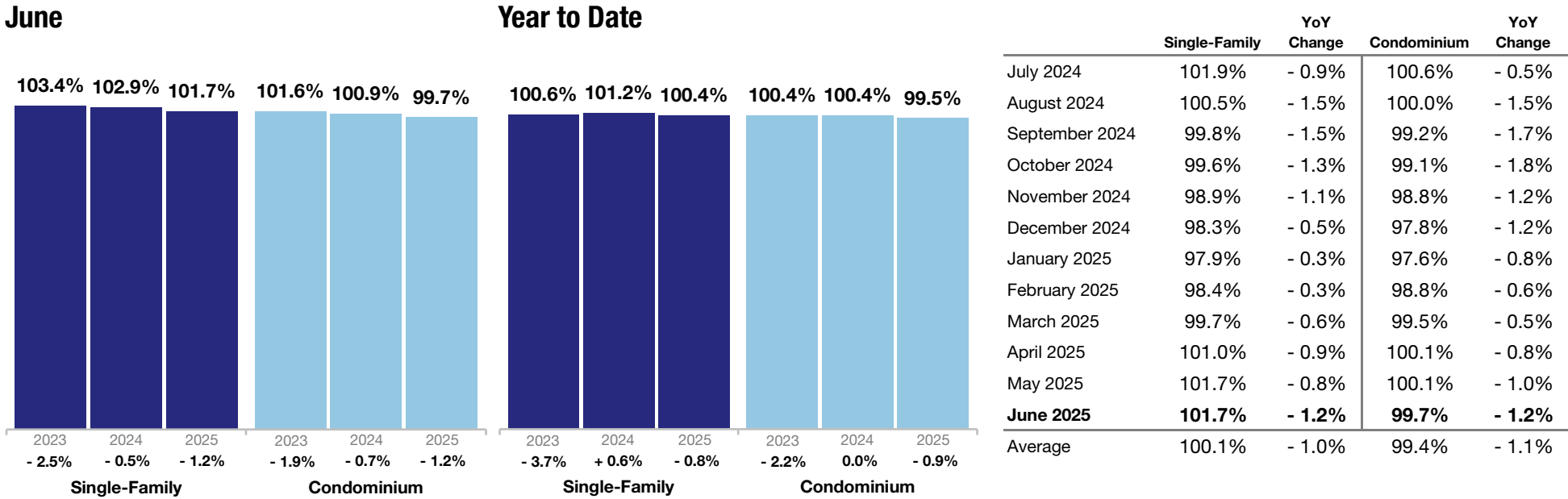


Historical Cumulative Days on Market by Month

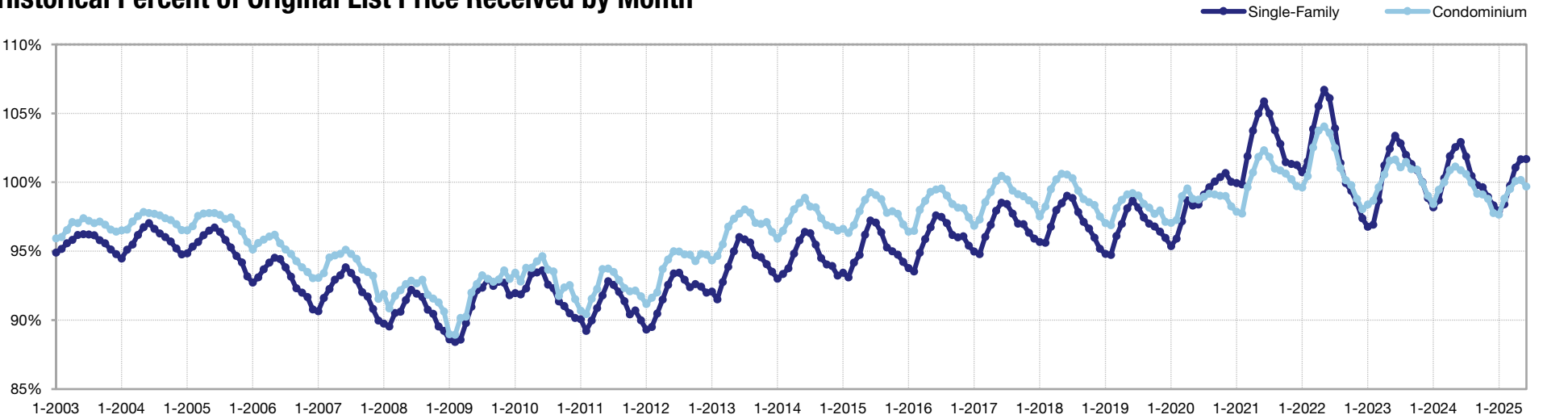


Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

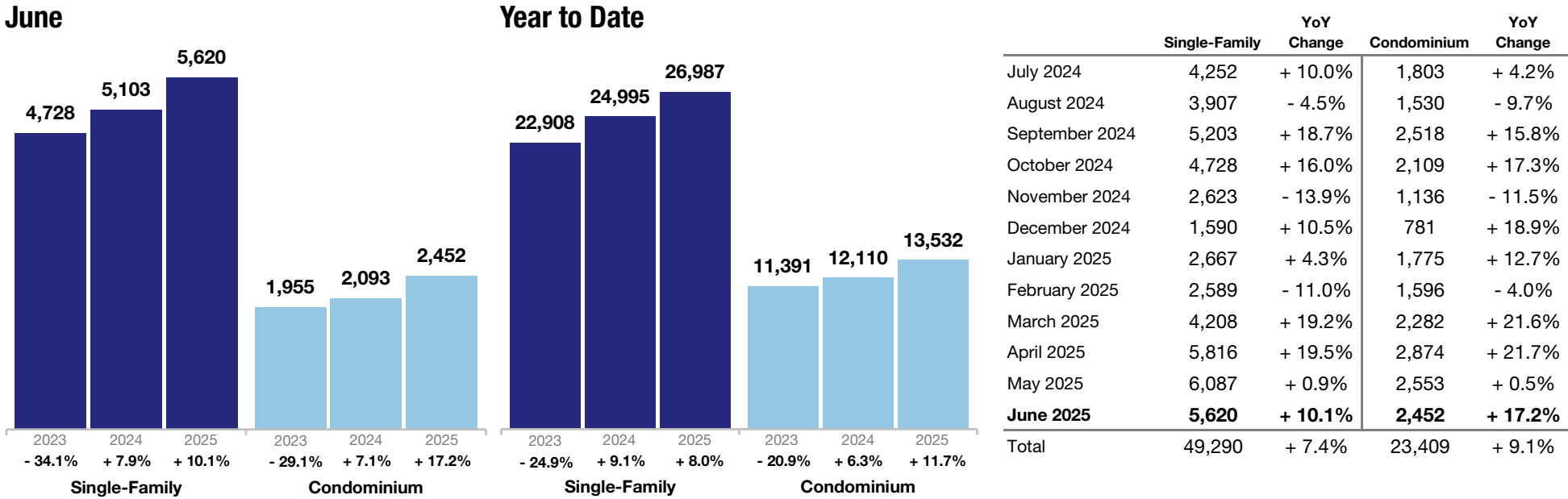


Historical Percent of Original List Price Received by Month

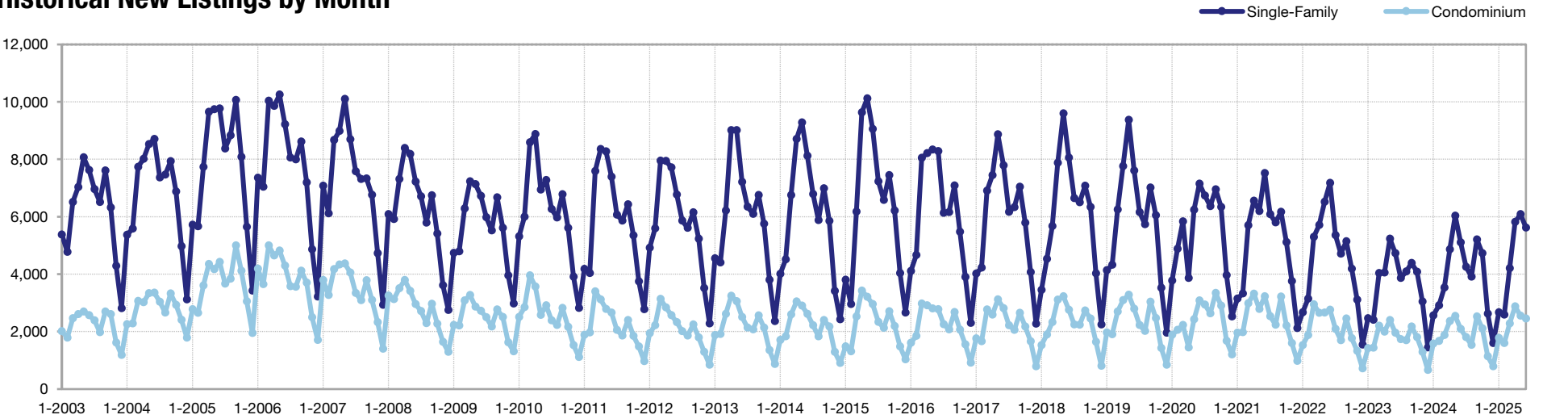


New Listings

A count of the properties that have been newly listed on the market in a given month.



Historical New Listings by Month



Glossary of Terms

A research tool provided by the **Massachusetts Association of REALTORS®**



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Closed Sales	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and average income by county.
Inventory of Homes for Sale	A measure of the number of homes available for sale at a given time. Once a listing goes pending, sold or is taken off the market, it is no longer considered "active." The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	The inventory of homes for sale (at the end of a given month) divided by the average monthly pending sales from the last 12 months.
Final Days on Market Until Sale	A measure of how many calendar days pass between when a listing becomes active (not pending) for the last time to the last time it goes pending directly before it is sold. A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.
Cumulative Days on Market Until Sale	A measure of the average number of calendar days that pass from when a listing is first listed to when a property goes into the last pending status before it is sold.
Percent of Original List Price Received	This is calculated as Total Sold Dollars (all sold prices added together) divided by Total Original Price (all original list prices added together).
New Listings	A measure of how much new supply is coming onto the market from sellers. It is calculated by counting all listings with a list date in the reporting period.