



Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings were up 1.0 percent for single-family homes and 17.2 percent for condominium properties. Closed Sales decreased 2.2 percent for single-family homes and 1.3 percent for condominium properties.

The Median Sales Price was up 4.4 percent to \$655,000 for single-family homes but was down 1.5 percent to \$537,000 for condominium properties. Months Supply of Inventory decreased 17.7 percent for single-family units and 4.0 percent for condominium units.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Quick Facts

Closed Sales

| | |
|-----------------------|-----------------------|
| 2,179 | 1,189 |
| Single-Family Only | Condominium Only |
| - 2.2% | - 1.3% |
| Year-Over-Year Change | Year-Over-Year Change |

Median Sales Price

| | |
|-----------------------|-----------------------|
| \$655,000 | \$537,000 |
| Single-Family Only | Condominium Only |
| + 4.4% | - 1.5% |
| Year-Over-Year Change | Year-Over-Year Change |

Homes for Sale

| | |
|-----------------------|-----------------------|
| 4,813 | 3,497 |
| Single-Family Only | Condominium Only |
| - 15.4% | - 3.4% |
| Year-Over-Year Change | Year-Over-Year Change |

New Listings

| | |
|-----------------------|-----------------------|
| 4,255 | 2,681 |
| Single-Family Only | Condominium Only |
| + 1.0% | + 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 | 3-2025 | 3-2026 | + / - | YTD 2025 | YTD 2026 | + / - |
|-------------------------------------|----------------------|-----------|------------------|---------|-----------|------------------|---------|
| Closed Sales | | 2,229 | 2,179 | - 2.2% | 6,659 | 6,164 | - 7.4% |
| Median Sales Price | | \$627,500 | \$655,000 | + 4.4% | \$615,000 | \$635,000 | + 3.3% |
| Affordability Index | | 49 | 48 | - 2.0% | 50 | 50 | 0.0% |
| Homes for Sale | | 5,688 | 4,813 | - 15.4% | -- | -- | -- |
| Months Supply | | 1.7 | 1.4 | - 17.7% | -- | -- | -- |
| Final Days on Market | | 44 | 54 | + 22.7% | 47 | 53 | + 12.8% |
| Cumulative Days on Market | | 49 | 58 | + 18.2% | 51 | 59 | + 15.7% |
| Pct. of Orig. Price Received | | 99.7% | 98.5% | - 1.2% | 98.7% | 97.8% | - 0.9% |
| New Listings | | 4,213 | 4,255 | + 1.0% | 9,473 | 8,852 | - 6.6% |

Condominium Market Overview

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



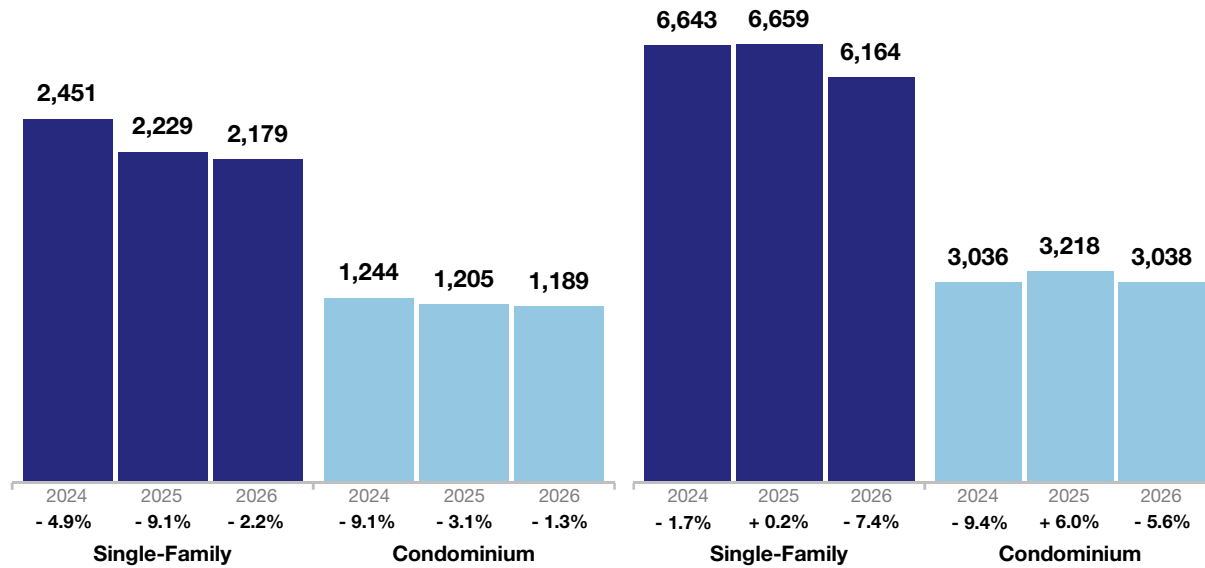
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| Key Metrics | Historical Sparkbars | 3-2025 | 3-2026 | + / - | YTD 2025 | YTD 2026 | + / - |
|-------------------------------------|----------------------|-----------|------------------|---------|-----------|------------------|---------|
| Closed Sales | | 1,205 | 1,189 | - 1.3% | 3,218 | 3,038 | - 5.6% |
| Median Sales Price | | \$545,000 | \$537,000 | - 1.5% | \$545,000 | \$535,000 | - 1.8% |
| Affordability Index | | 57 | 59 | + 3.5% | 57 | 59 | + 3.5% |
| Homes for Sale | | 3,621 | 3,497 | - 3.4% | -- | -- | -- |
| Months Supply | | 2.5 | 2.4 | - 4.0% | -- | -- | -- |
| Final Days on Market | | 44 | 55 | + 25.0% | 49 | 58 | + 18.4% |
| Cumulative Days on Market | | 50 | 62 | + 24.0% | 54 | 65 | + 20.4% |
| Pct. of Orig. Price Received | | 99.5% | 98.3% | - 1.2% | 98.7% | 97.3% | - 1.4% |
| New Listings | | 2,287 | 2,681 | + 17.2% | 5,668 | 5,740 | + 1.3% |

Closed Sales

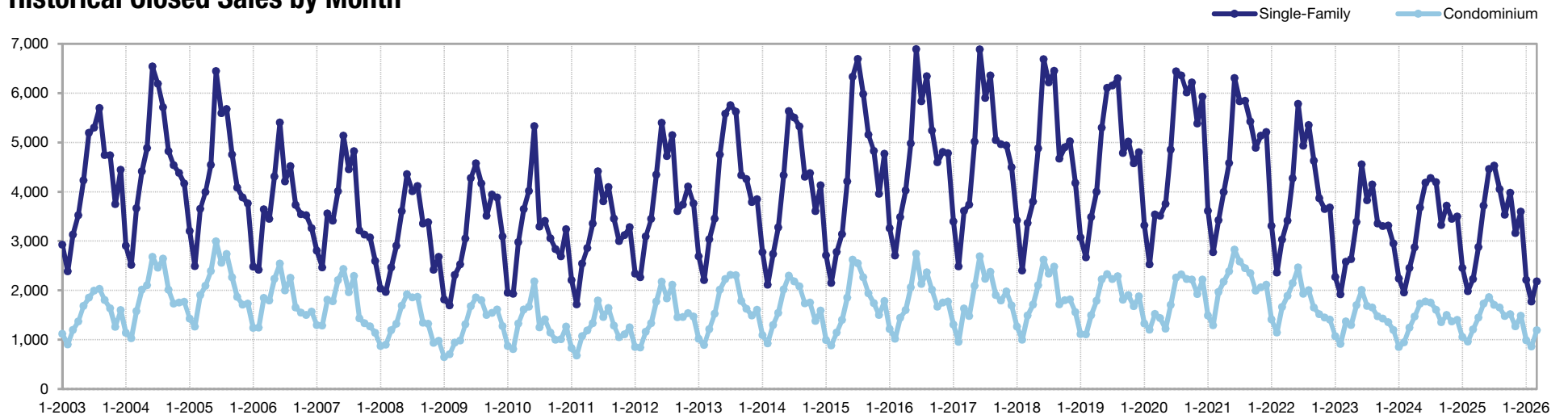
A count of the actual sales that closed in a given month.

March



| | Single-Family | YoY Change | Condominium | YoY Change |
|-------------------|---------------|---------------|---------------|---------------|
| April 2025 | 2,876 | + 0.1% | 1,446 | - 1.5% |
| May 2025 | 3,713 | + 1.0% | 1,729 | - 0.1% |
| June 2025 | 4,459 | + 6.7% | 1,862 | + 5.1% |
| July 2025 | 4,525 | + 5.8% | 1,703 | - 2.6% |
| August 2025 | 4,051 | - 3.4% | 1,652 | + 2.9% |
| September 2025 | 3,534 | + 6.4% | 1,478 | + 9.5% |
| October 2025 | 3,977 | + 7.1% | 1,516 | + 1.2% |
| November 2025 | 3,159 | - 8.4% | 1,269 | - 7.2% |
| December 2025 | 3,596 | + 2.9% | 1,483 | + 5.8% |
| January 2026 | 2,214 | - 9.6% | 988 | - 6.3% |
| February 2026 | 1,771 | - 10.6% | 861 | - 10.2% |
| March 2026 | 2,179 | - 2.2% | 1,189 | - 1.3% |
| Total | 40,054 | + 0.6% | 17,176 | + 0.1% |

Historical Closed Sales by Month

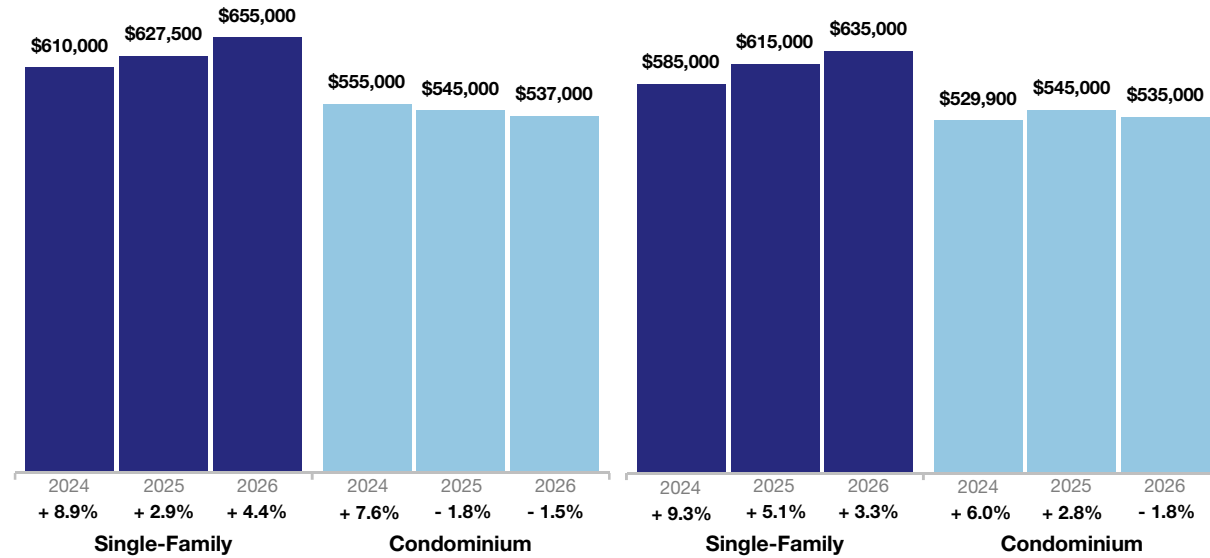


Median Sales Price

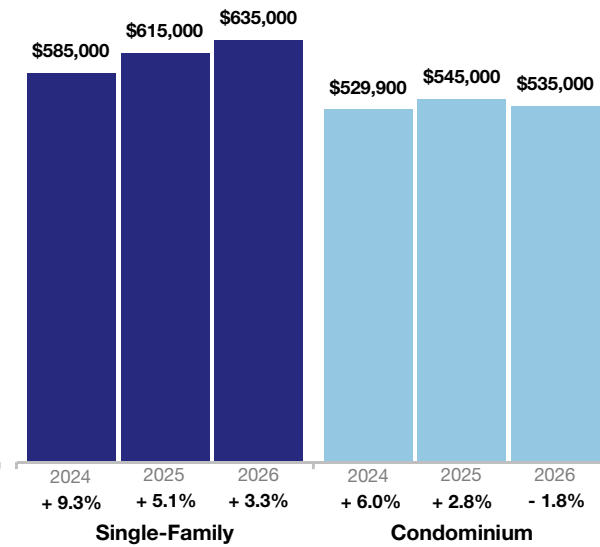
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



March

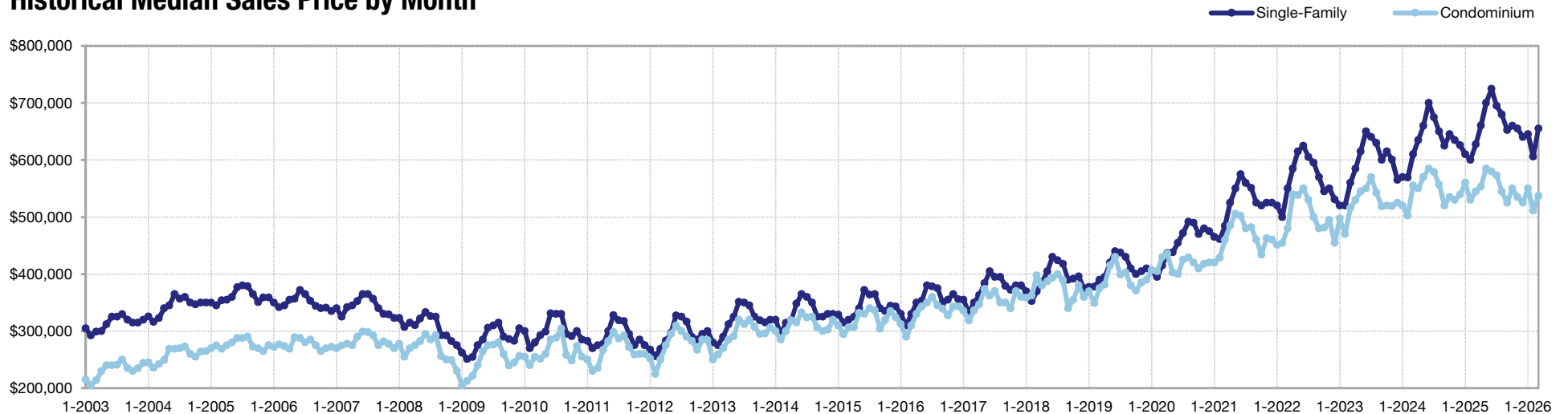


Year to Date



| | Single-Family | YoY Change | Condominium | YoY Change |
|-------------------|------------------|---------------|------------------|---------------|
| April 2025 | \$660,300 | + 4.0% | \$553,500 | + 0.6% |
| May 2025 | \$700,000 | + 6.1% | \$585,000 | + 2.6% |
| June 2025 | \$725,000 | + 3.6% | \$580,000 | - 0.9% |
| July 2025 | \$695,000 | + 3.0% | \$573,000 | - 1.0% |
| August 2025 | \$680,000 | + 4.6% | \$545,000 | - 2.2% |
| September 2025 | \$652,250 | + 4.4% | \$525,000 | + 1.0% |
| October 2025 | \$660,000 | + 2.3% | \$550,000 | + 2.8% |
| November 2025 | \$655,000 | + 3.1% | \$535,000 | + 0.9% |
| December 2025 | \$640,000 | + 2.2% | \$525,000 | - 2.7% |
| January 2026 | \$645,000 | + 5.7% | \$550,000 | - 1.8% |
| February 2026 | \$606,000 | + 1.0% | \$511,000 | - 3.6% |
| March 2026 | \$655,000 | + 4.4% | \$537,000 | - 1.5% |
| Median | \$670,000 | + 3.9% | \$550,000 | 0.0% |

Historical Median Sales Price by Month



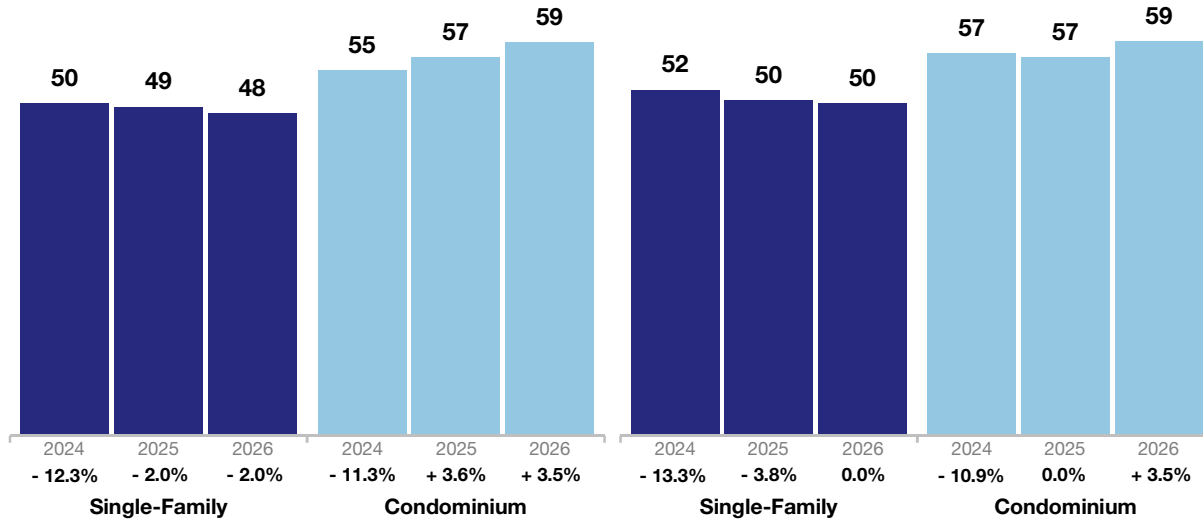
Housing Affordability Index



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.**

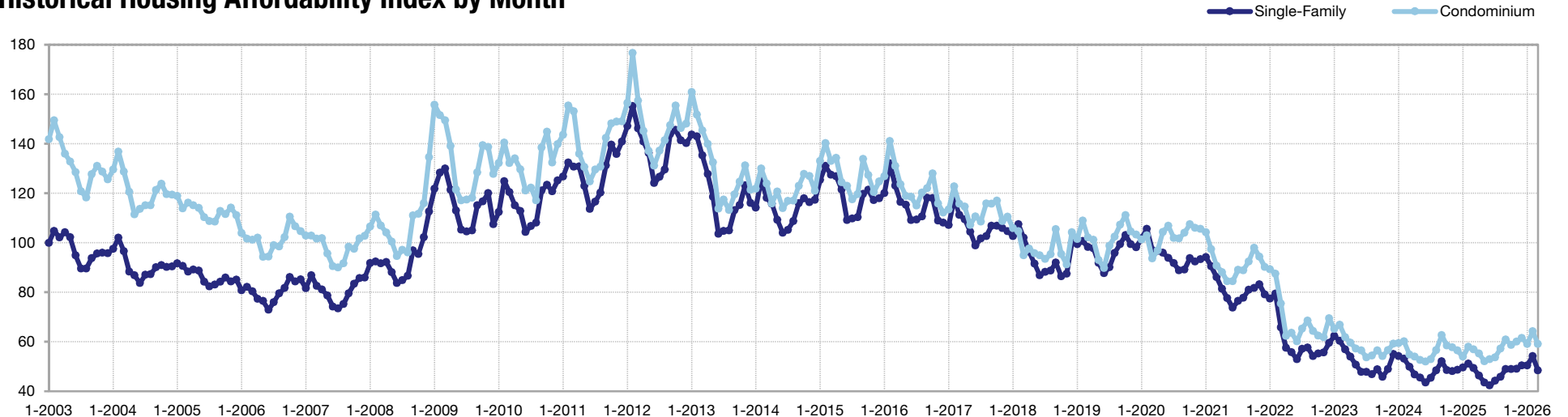
March

Year to Date



| | Single-Family | YoY Change | Condominium | YoY Change |
|-------------------|---------------|---------------|-------------|---------------|
| April 2025 | 46 | - 2.1% | 55 | + 1.9% |
| May 2025 | 43 | - 4.4% | 52 | - 1.9% |
| June 2025 | 42 | - 2.3% | 53 | + 1.9% |
| July 2025 | 44 | - 2.2% | 54 | + 1.9% |
| August 2025 | 46 | - 4.2% | 57 | 0.0% |
| September 2025 | 49 | - 5.8% | 61 | - 3.2% |
| October 2025 | 49 | 0.0% | 59 | + 1.7% |
| November 2025 | 49 | + 2.1% | 60 | + 3.4% |
| December 2025 | 50 | + 2.0% | 61 | + 8.9% |
| January 2026 | 50 | 0.0% | 59 | + 9.3% |
| February 2026 | 54 | + 5.9% | 64 | + 10.3% |
| March 2026 | 48 | - 2.0% | 59 | + 3.5% |
| Average | 48 | - 0.8% | 58 | + 3.3% |

Historical Housing Affordability Index by Month

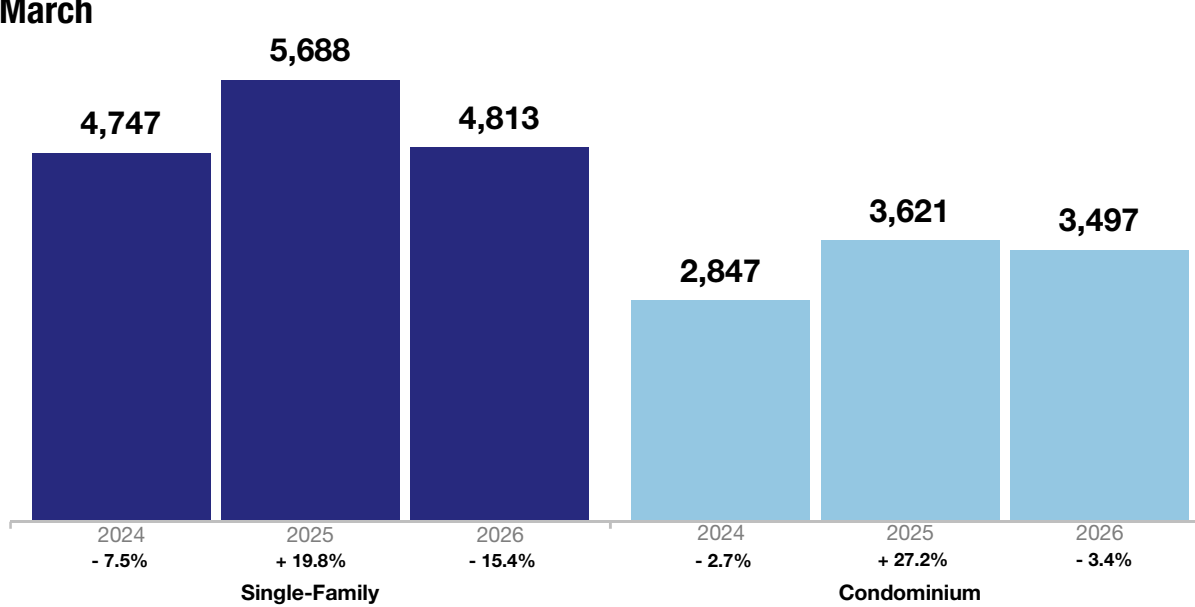


Inventory of Homes for Sale

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

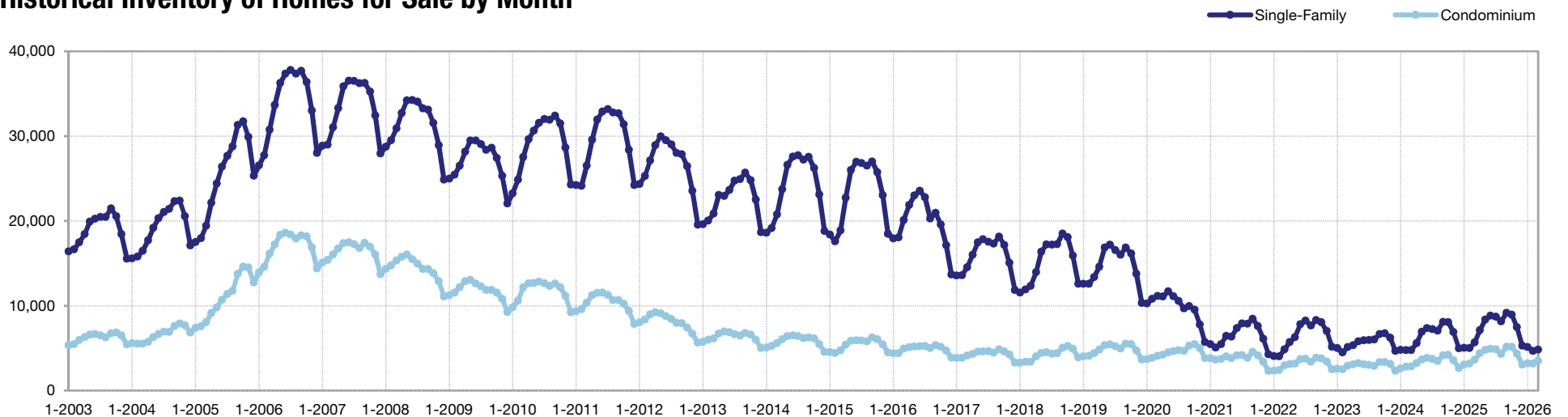


March



| | Single-Family | YoY Change | Condominium | YoY Change |
|-------------------|---------------|----------------|--------------|---------------|
| April 2025 | 7,104 | + 26.9% | 4,398 | + 36.0% |
| May 2025 | 8,376 | + 20.8% | 4,779 | + 30.5% |
| June 2025 | 8,826 | + 20.0% | 4,903 | + 27.7% |
| July 2025 | 8,716 | + 20.5% | 4,849 | + 30.1% |
| August 2025 | 8,156 | + 15.9% | 4,312 | + 23.6% |
| September 2025 | 9,151 | + 13.2% | 5,162 | + 24.4% |
| October 2025 | 8,933 | + 10.7% | 5,152 | + 22.6% |
| November 2025 | 7,483 | + 8.6% | 4,346 | + 22.0% |
| December 2025 | 5,279 | + 6.0% | 3,034 | + 14.4% |
| January 2026 | 5,117 | + 1.4% | 3,215 | + 5.7% |
| February 2026 | 4,655 | - 6.8% | 3,166 | - 0.5% |
| March 2026 | 4,813 | - 15.4% | 3,497 | - 3.4% |
| Average | 7,217 | + 11.2% | 4,234 | + 19.9% |

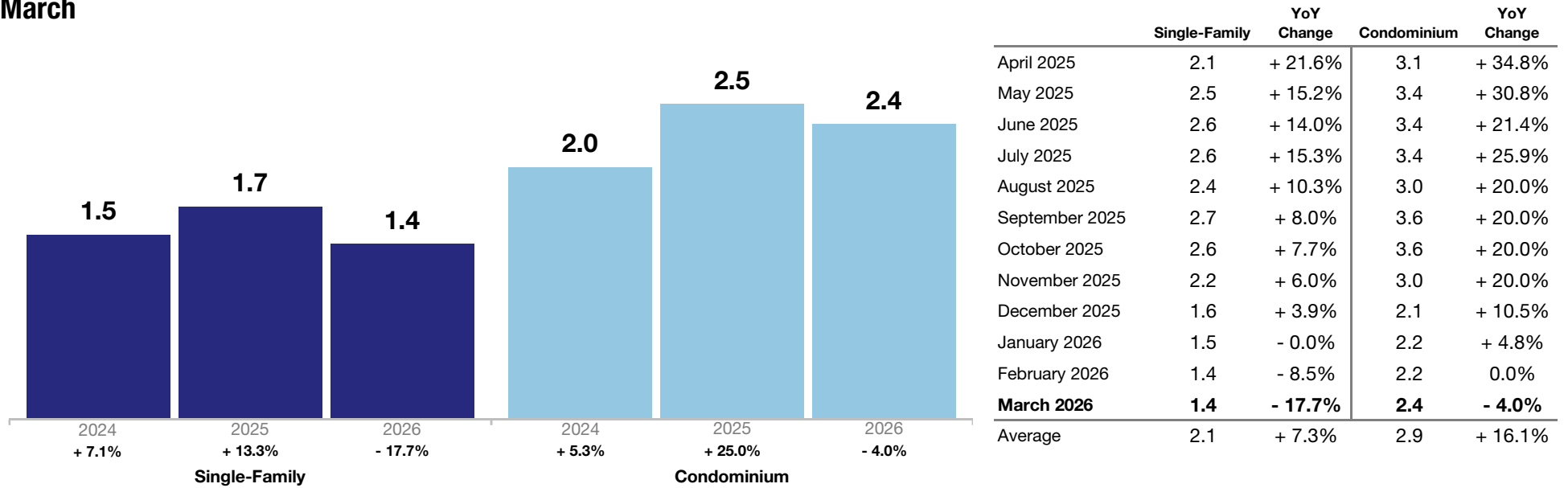
Historical Inventory of Homes for Sale by Month



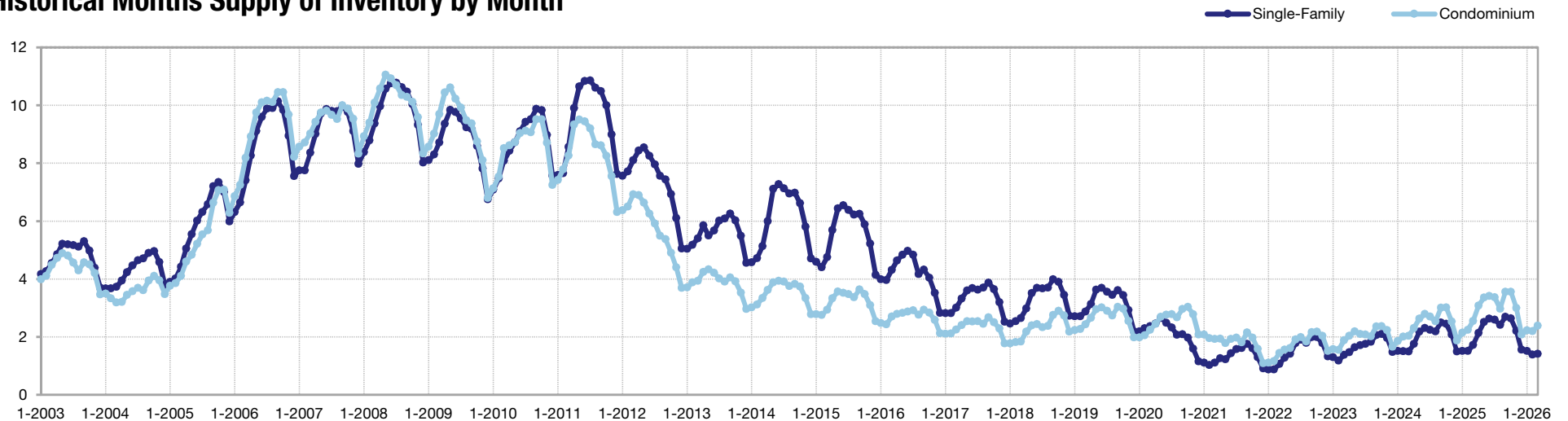
Months Supply of Inventory

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.

March

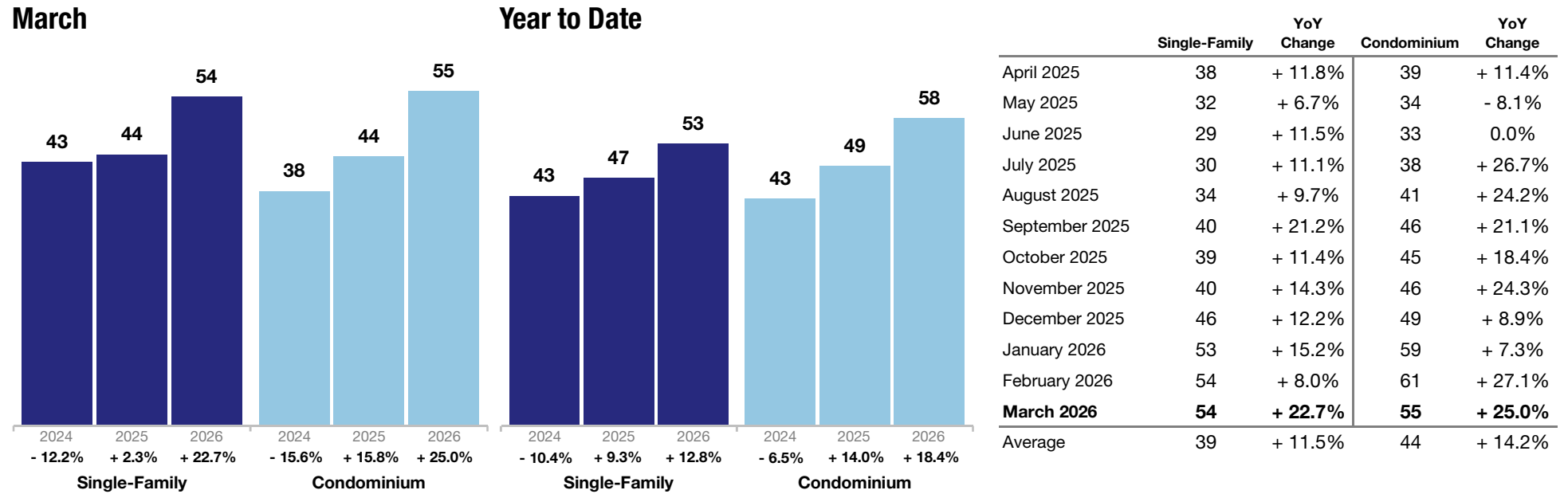


Historical Months Supply of Inventory by Month

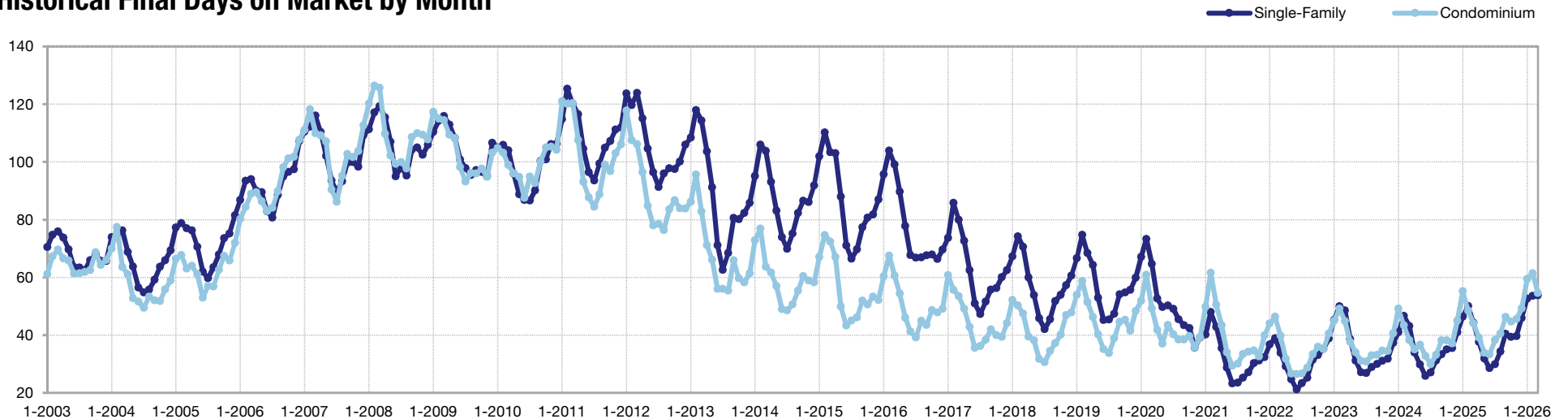


Final Days on Market

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

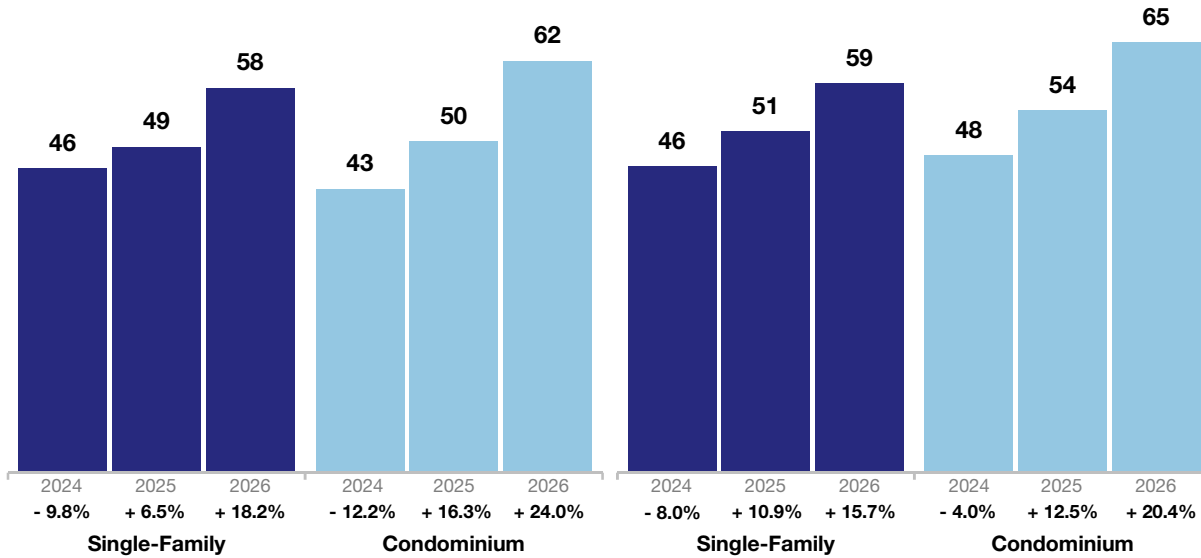


Cumulative Days on Market

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

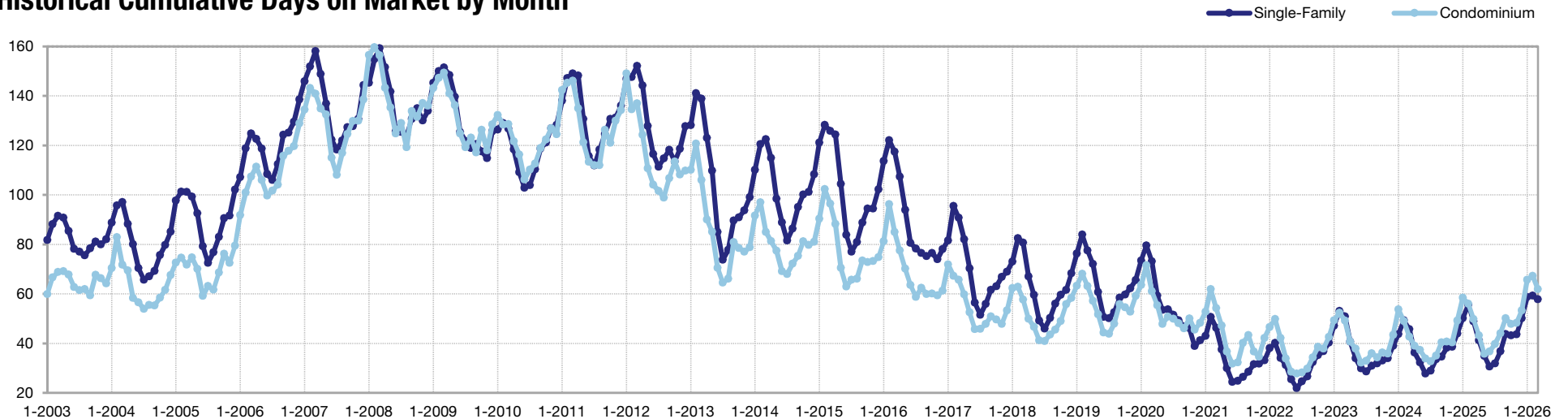
March

Year to Date



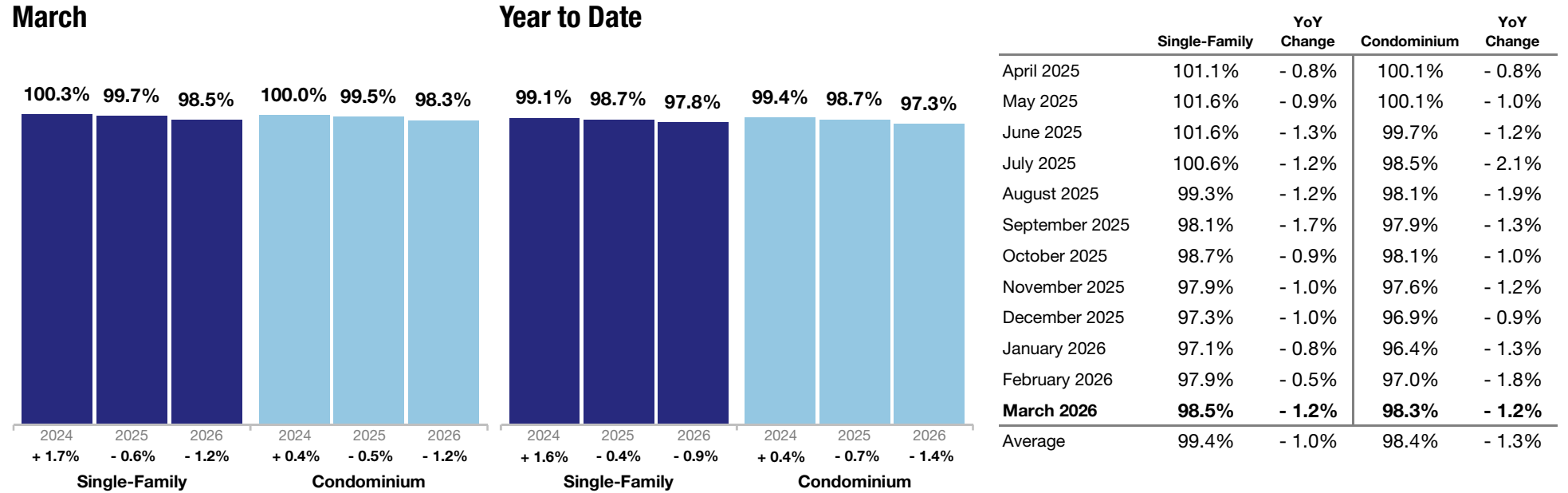
| | Single-Family | YoY Change | Condominium | YoY Change |
|-------------------|---------------|----------------|-------------|----------------|
| April 2025 | 41 | + 13.6% | 43 | + 10.3% |
| May 2025 | 35 | + 7.9% | 36 | - 2.7% |
| June 2025 | 31 | + 10.3% | 37 | + 8.8% |
| July 2025 | 32 | + 9.9% | 40 | + 21.2% |
| August 2025 | 37 | + 9.9% | 44 | + 25.7% |
| September 2025 | 44 | + 26.4% | 50 | + 25.0% |
| October 2025 | 43 | + 13.2% | 48 | + 17.1% |
| November 2025 | 44 | + 13.2% | 48 | + 20.0% |
| December 2025 | 50 | + 14.0% | 53 | + 8.2% |
| January 2026 | 59 | + 16.9% | 66 | + 13.8% |
| February 2026 | 59 | + 6.8% | 67 | + 19.6% |
| March 2026 | 58 | + 18.2% | 62 | + 24.0% |
| Average | 42 | + 12.4% | 48 | + 14.8% |

Historical Cumulative Days on Market by Month

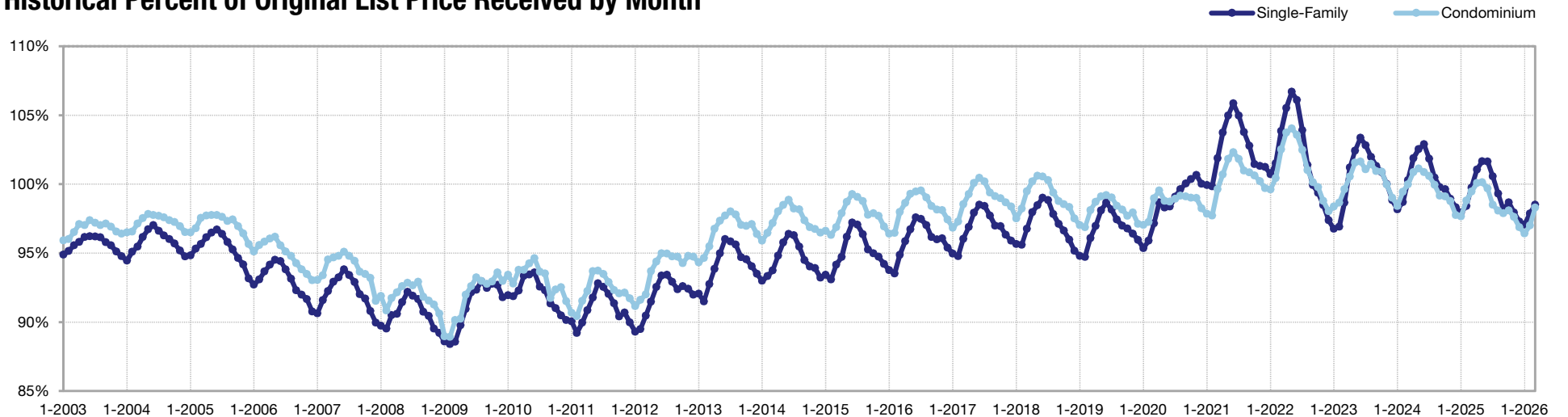


Percent of Original List Price Received

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.



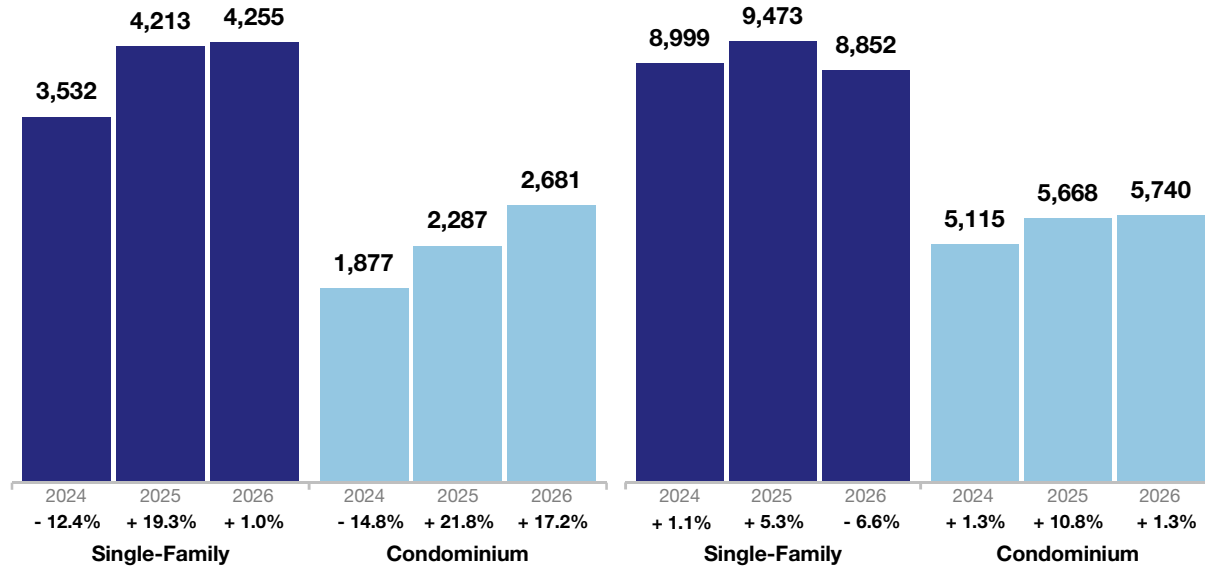
Historical Percent of Original List Price Received by Month



New Listings

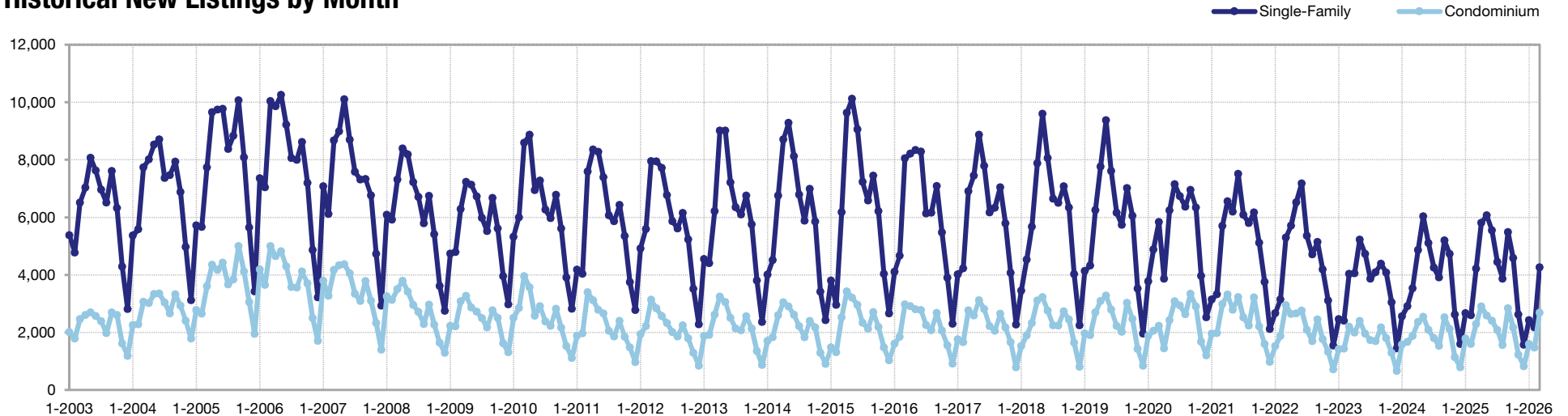
A count of the properties that have been newly listed on the market in a given month.

March



| | Single-Family | YoY Change | Condominium | YoY Change |
|-------------------|---------------|---------------|---------------|----------------|
| April 2025 | 5,810 | + 19.4% | 2,896 | + 22.7% |
| May 2025 | 6,068 | + 0.7% | 2,581 | + 1.5% |
| June 2025 | 5,545 | + 8.7% | 2,405 | + 14.9% |
| July 2025 | 4,452 | + 4.7% | 2,082 | + 15.5% |
| August 2025 | 3,863 | - 1.1% | 1,556 | + 1.6% |
| September 2025 | 5,483 | + 5.5% | 2,840 | + 12.6% |
| October 2025 | 4,582 | - 3.0% | 2,171 | + 2.7% |
| November 2025 | 2,622 | + 0.1% | 1,222 | + 7.8% |
| December 2025 | 1,570 | - 1.4% | 823 | + 5.2% |
| January 2026 | 2,426 | - 9.1% | 1,592 | - 10.9% |
| February 2026 | 2,171 | - 16.2% | 1,467 | - 8.0% |
| March 2026 | 4,255 | + 1.0% | 2,681 | + 17.2% |
| Total | 48,847 | + 2.3% | 24,316 | + 7.8% |

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. |