Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

MASSACHUSETTS
ASSOCIATION OF REALTORS®

June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings were up 10.7 percent for single-family homes and 13.9 percent for condominium properties. Closed Sales increased 7.0 percent for single-family homes and 9.1 percent for condominium properties.

The Median Sales Price was down 1.4 percent to $715,000 for single-family homes but was up 1.7 percent to $590,000 for condominium properties. Months Supply of Inventory decreased 11.2 percent for single-family units and 5.9 percent for condominium units.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to $429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

Closed Sales

	Single-Family Only	Condominium Only
	4,773	2,032
Year-Over-Year Change	+ 7.0%	+ 9.1%

Median Sales Price

	Single-Family Only	Condominium Only
	$715,000	$590,000
Year-Over-Year Change	- 1.4%	+ 1.7%

Homes for Sale

	Single-Family Only	Condominium Only
	8,095	4,804
Year-Over-Year Change	- 8.5%	- 2.4%

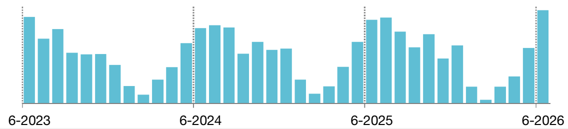
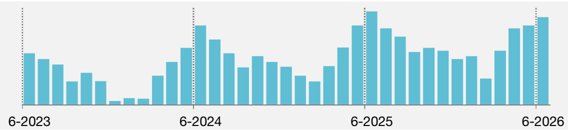
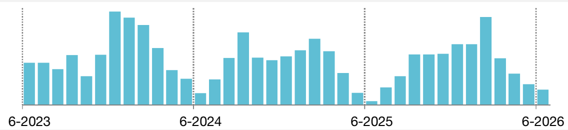
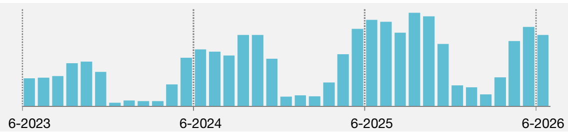
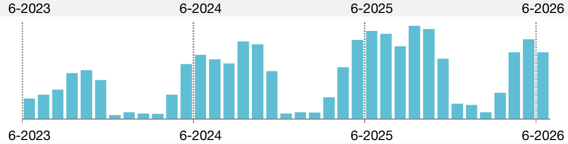
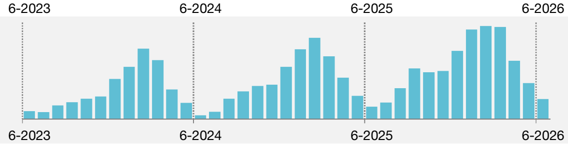
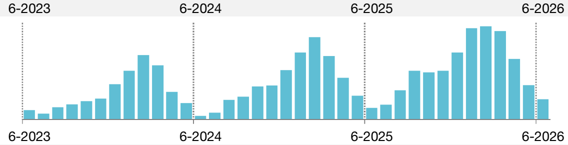
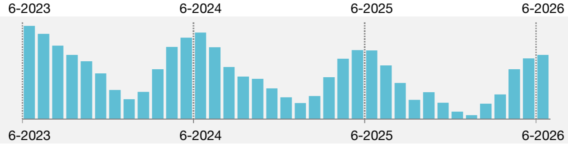
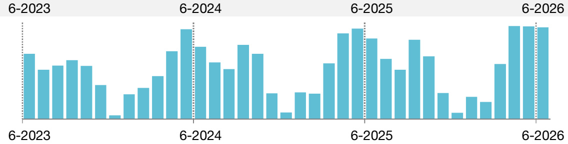
New Listings

	Single-Family Only	Condominium Only
	6,142	2,737
Year-Over-Year Change	+ 10.7%	+ 13.9%

Single-Family Market Overview

MASSACHUSETTS ASSOCIATION OF REALTORS®

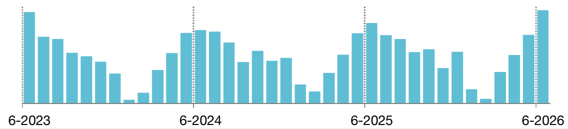
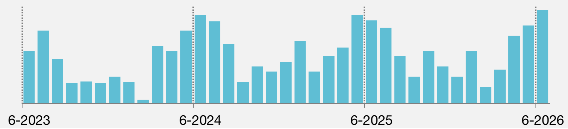
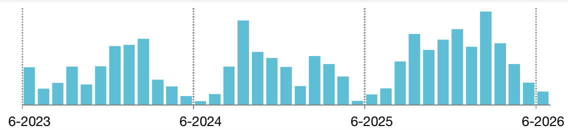
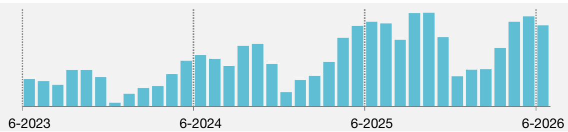
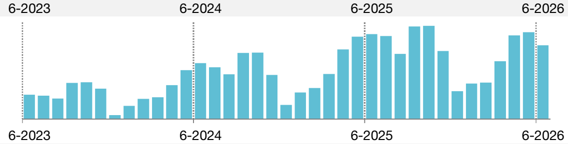
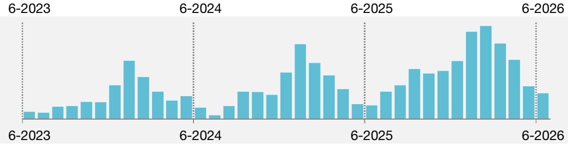
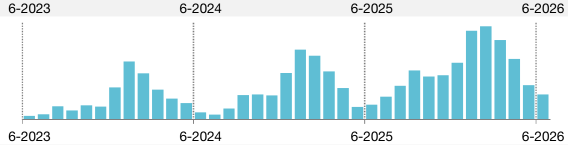
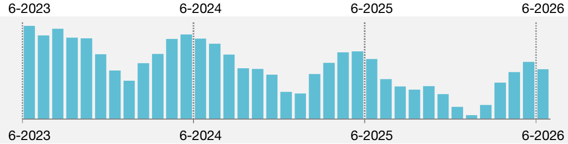
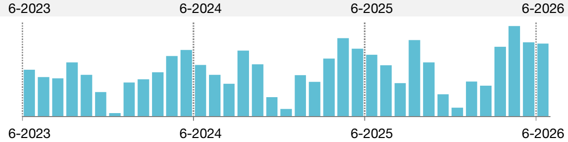
Key market metrics for the current month and year-to-date figures for **Single-Family Homes Only**.

Key Metrics	Historical Sparkbars	6-2025	6-2026	+ / –	YTD 2025	YTD 2026	+ / –
Closed Sales		4,459	**4,773**	+ 7.0%	17,709	**17,060**	- 3.7%
Median Sales Price		$725,000	**$715,000**	- 1.4%	$662,500	**$679,000**	+ 2.5%
Affordability Index		42	**44**	+ 4.8%	46	**46**	0.0%
Homes for Sale		8,847	**8,095**	- 8.5%	--	**--**	--
Months Supply		2.6	**2.3**	- 11.2%	--	**--**	--
Final Days on Market		29	**31**	+ 6.9%	38	**42**	+ 10.5%
Cumulative Days on Market		31	**34**	+ 9.7%	41	**46**	+ 12.2%
Pct. of Orig. Price Received		101.6%	**101.3%**	- 0.3%	100.4%	**99.8%**	- 0.6%
New Listings		5,546	**6,142**	+ 10.7%	26,894	**27,279**	+ 1.4%

Condominium Market Overview

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

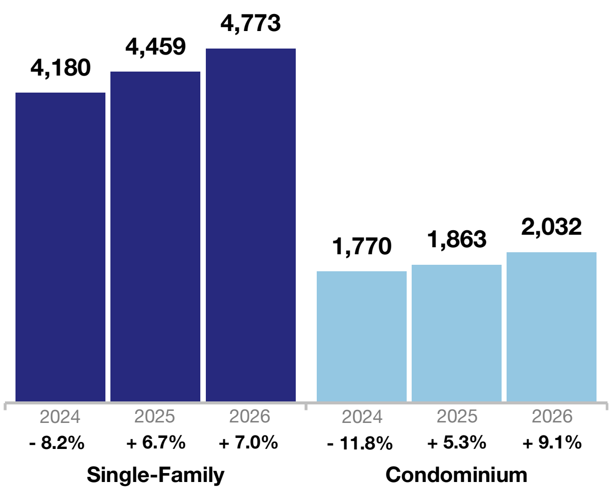
MASSACHUSETTS ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	6-2025	6-2026	+ / –	YTD 2025	YTD 2026	+ / –
Closed Sales		1,863	**2,032**	+ 9.1%	8,255	**8,252**	- 0.0%
Median Sales Price		$580,000	**$590,000**	+ 1.7%	$565,000	**$560,000**	- 0.9%
Affordability Index		53	**53**	0.0%	54	**56**	+ 3.7%
Homes for Sale		4,920	**4,804**	- 2.4%	--	**--**	--
Months Supply		3.4	**3.2**	- 5.9%	--	**--**	--
Final Days on Market		33	**38**	+ 15.2%	41	**48**	+ 17.1%
Cumulative Days on Market		37	**41**	+ 10.8%	45	**53**	+ 17.8%
Pct. of Orig. Price Received		99.7%	**99.1%**	- 0.6%	99.5%	**98.5%**	- 1.0%
New Listings		2,403	**2,737**	+ 13.9%	13,551	**14,486**	+ 6.9%

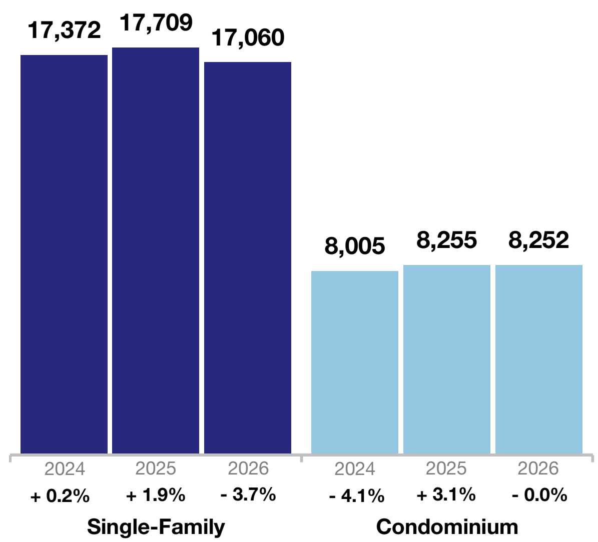
Closed Sales

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

June

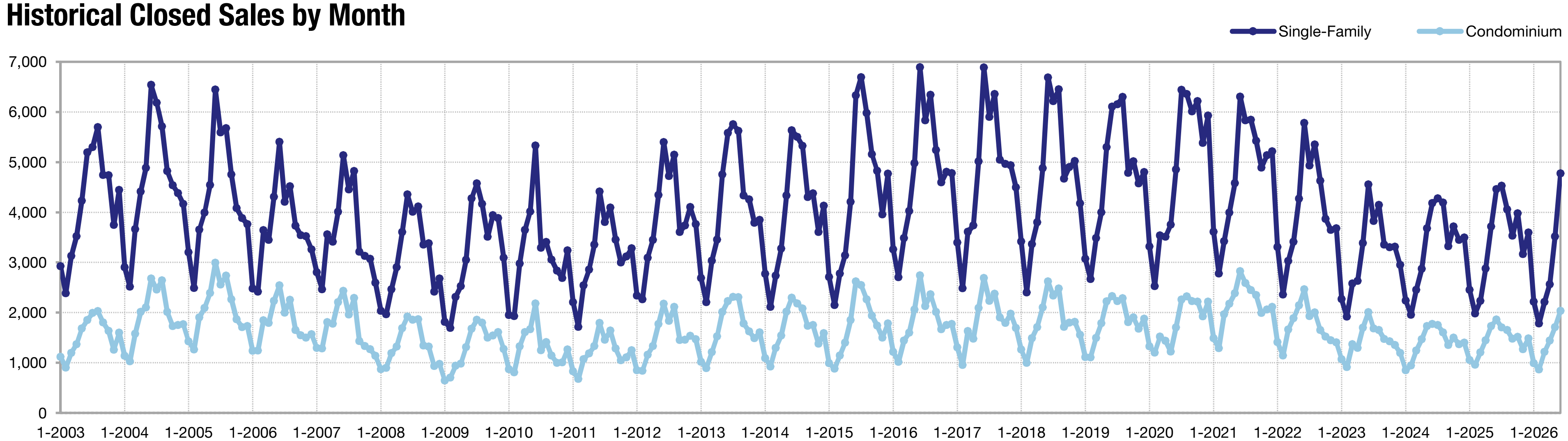


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
July 2025	4,526	+ 5.8%	1,703	- 2.6%
August 2025	4,053	- 3.3%	1,652	+ 2.9%
September 2025	3,534	+ 6.4%	1,478	+ 9.5%
October 2025	3,977	+ 7.1%	1,517	+ 1.3%
November 2025	3,163	- 8.3%	1,269	- 7.2%
December 2025	3,597	+ 2.9%	1,484	+ 5.8%
January 2026	2,219	- 9.5%	989	- 6.1%
February 2026	1,780	- 10.1%	864	- 9.9%
March 2026	2,213	- 0.8%	1,216	+ 0.9%
April 2026	2,561	- 11.0%	1,442	- 0.3%
May 2026	3,514	- 5.4%	1,709	- 1.2%
June 2026	**4,773**	**+ 7.0%**	**2,032**	**+ 9.1%**
Total	39,910	- 0.6%	17,355	+ 0.7%

Historical Closed Sales by Month

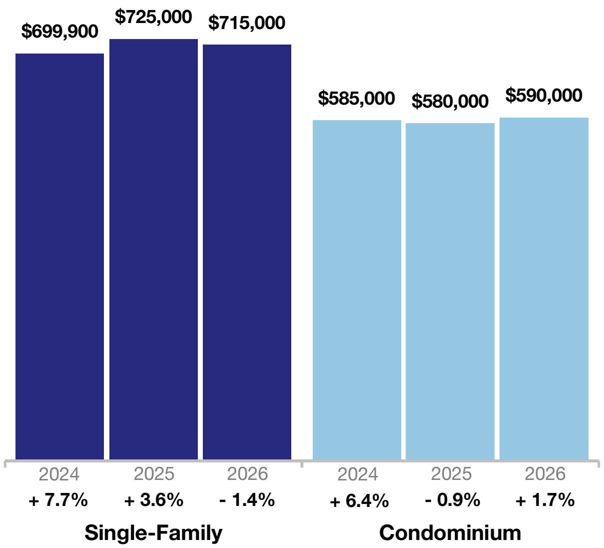


Median Sales Price

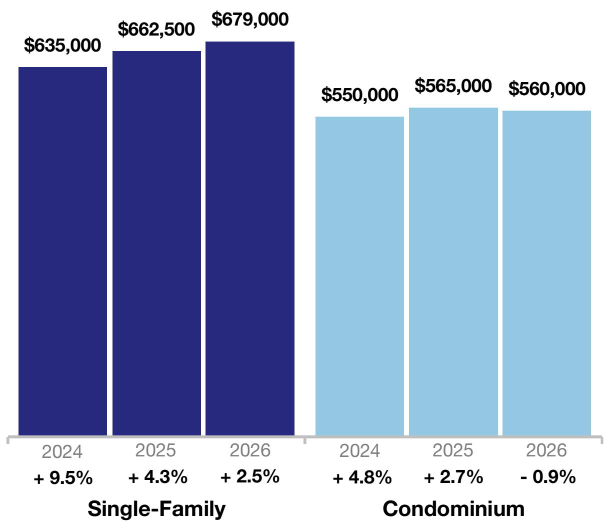
MASSACHUSETTS ASSOCIATION OF REALTORS®

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

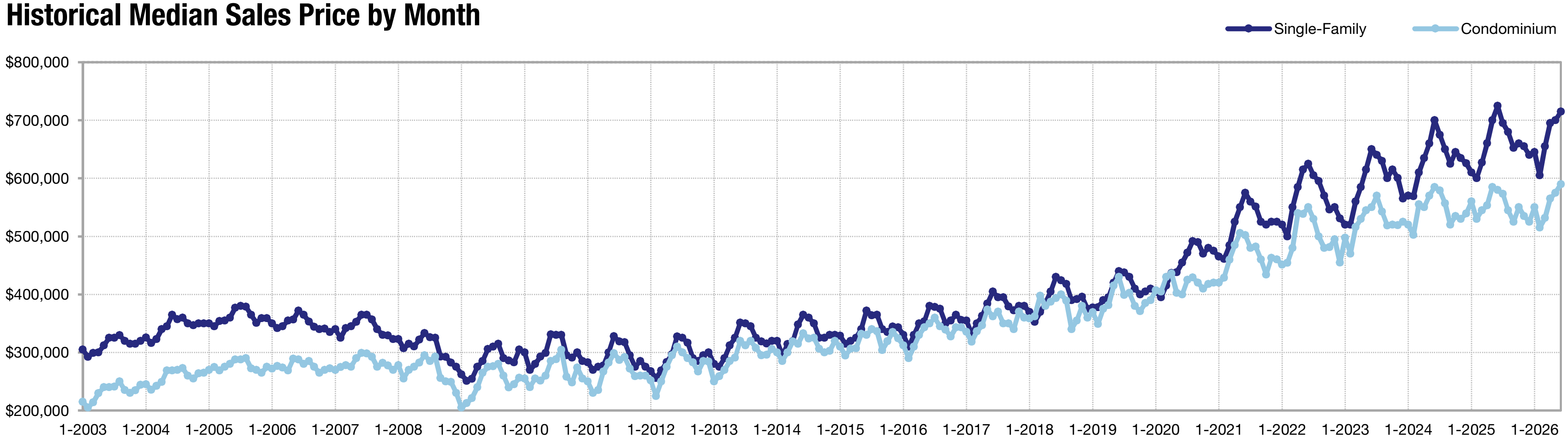


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
July 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	$605,000	+ 0.8%	$515,000	- 2.8%
March 2026	$655,000	+ 4.4%	$531,953	- 2.4%
April 2026	$695,000	+ 5.3%	$565,000	+ 2.1%
May 2026	$700,000	0.0%	$575,000	- 1.7%
June 2026	**$715,000**	**- 1.4%**	**$590,000**	**+ 1.7%**
Median	$670,000	+ 3.1%	$550,000	0.0%

Historical Median Sales Price by Month

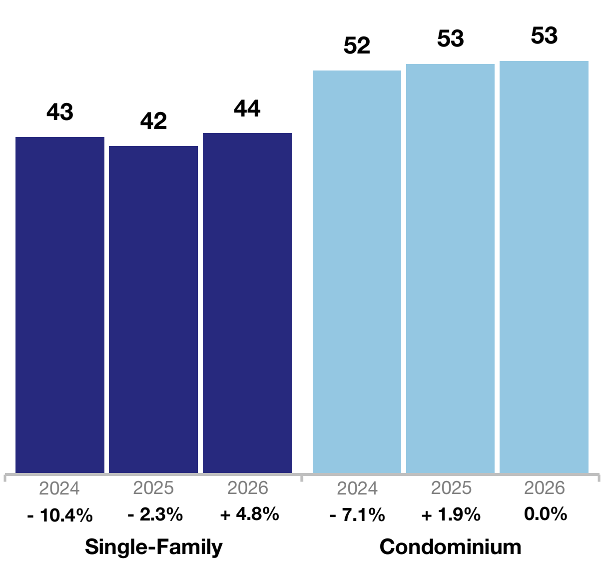


Housing Affordability Index

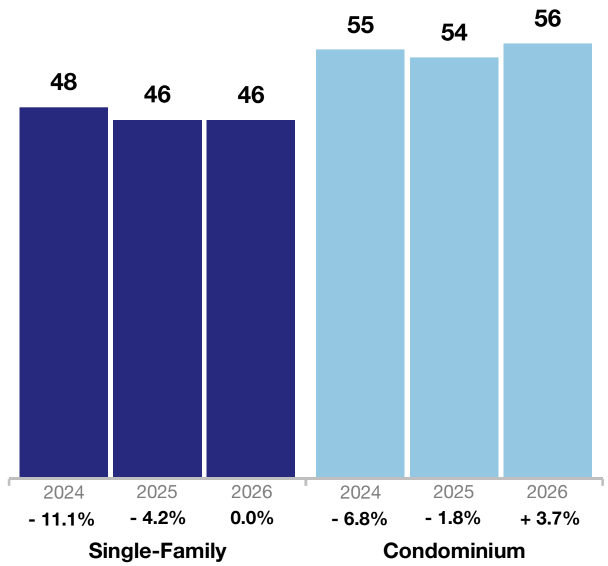
MASSACHUSETTS ASSOCIATION OF REALTORS®

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.**

June

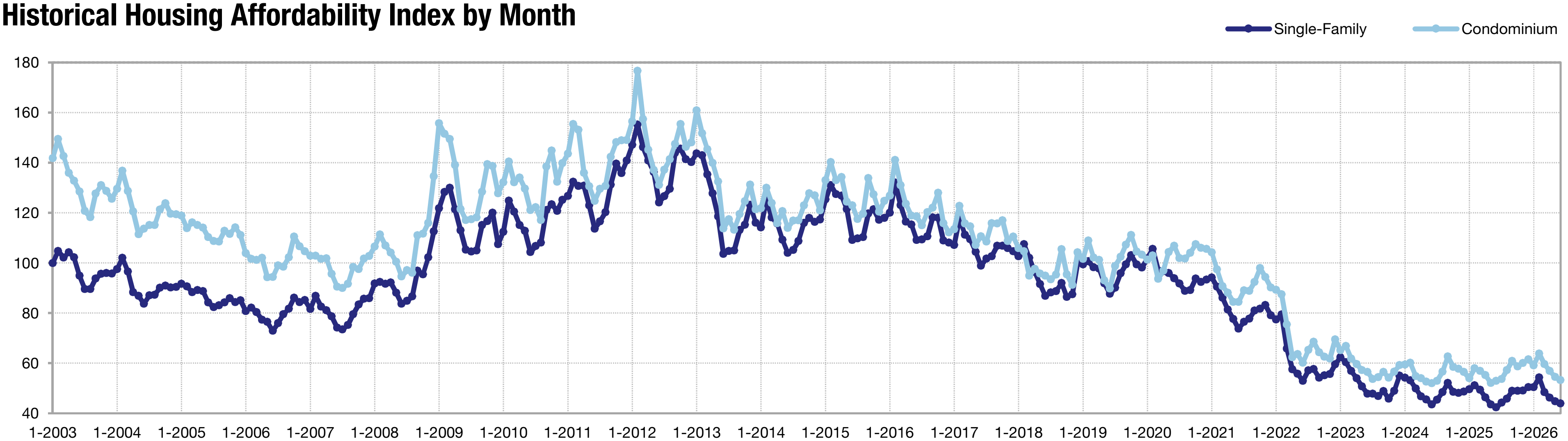


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
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%	60	+ 5.3%
April 2026	46	0.0%	57	+ 3.6%
May 2026	45	+ 4.7%	54	+ 3.8%
June 2026	**44**	**+ 4.8%**	**53**	**0.0%**
Average	48	+ 0.3%	58	+ 3.8%

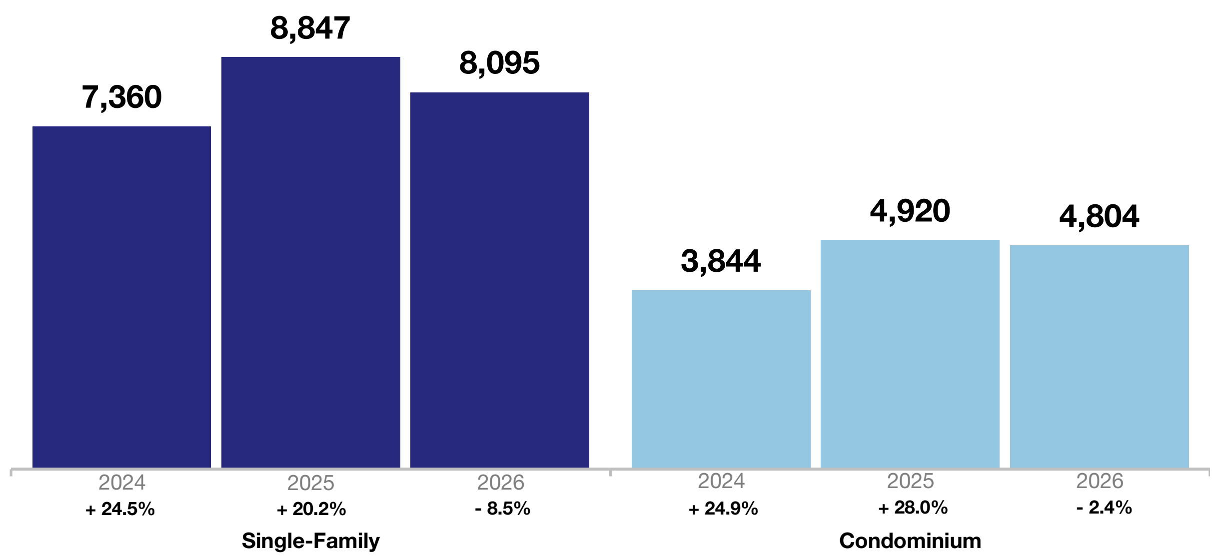
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

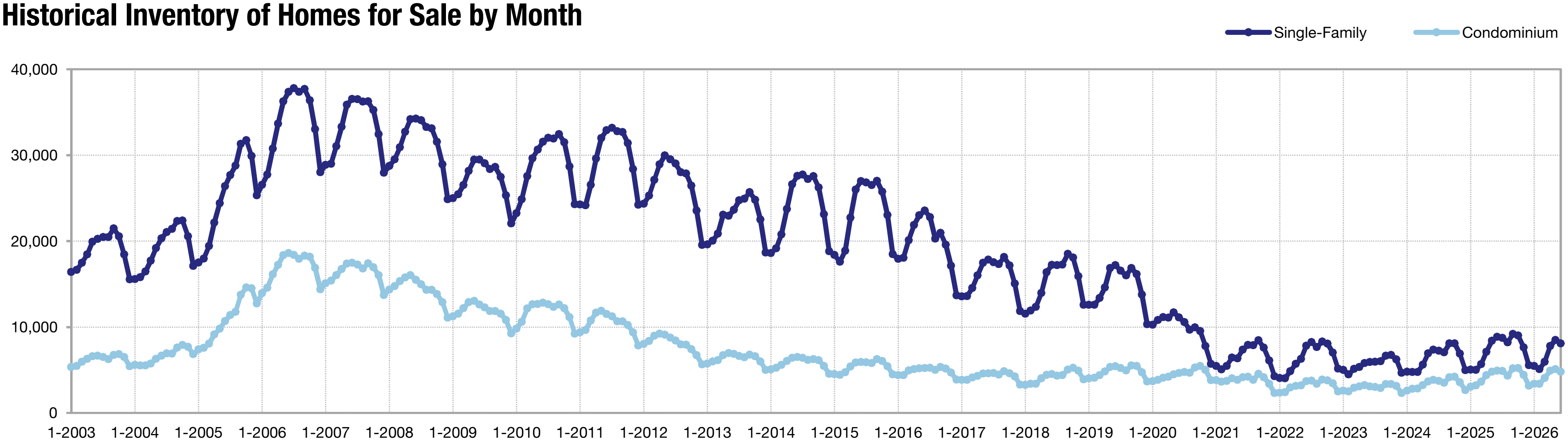
The number of properties available for sale in an active status at the end of a given month.

June



	Single-Family	YoY Change	Condominium	YoY Change
July 2025	8,746	+ 20.8%	4,872	+ 30.6%
August 2025	8,199	+ 16.3%	4,342	+ 24.3%
September 2025	9,202	+ 13.7%	5,202	+ 25.3%
October 2025	9,020	+ 11.6%	5,210	+ 23.8%
November 2025	7,634	+ 10.7%	4,427	+ 24.1%
December 2025	5,543	+ 11.1%	3,167	+ 19.2%
January 2026	5,457	+ 8.1%	3,385	+ 11.0%
February 2026	5,088	+ 1.9%	3,394	+ 6.4%
March 2026	5,947	+ 4.5%	4,071	+ 12.2%
April 2026	7,784	+ 9.5%	4,918	+ 11.6%
May 2026	8,490	+ 1.2%	5,095	+ 6.3%
June 2026	**8,095**	**- 8.5%**	**4,804**	**- 2.4%**
Average	7,434	+ 8.2%	4,407	+ 15.5%

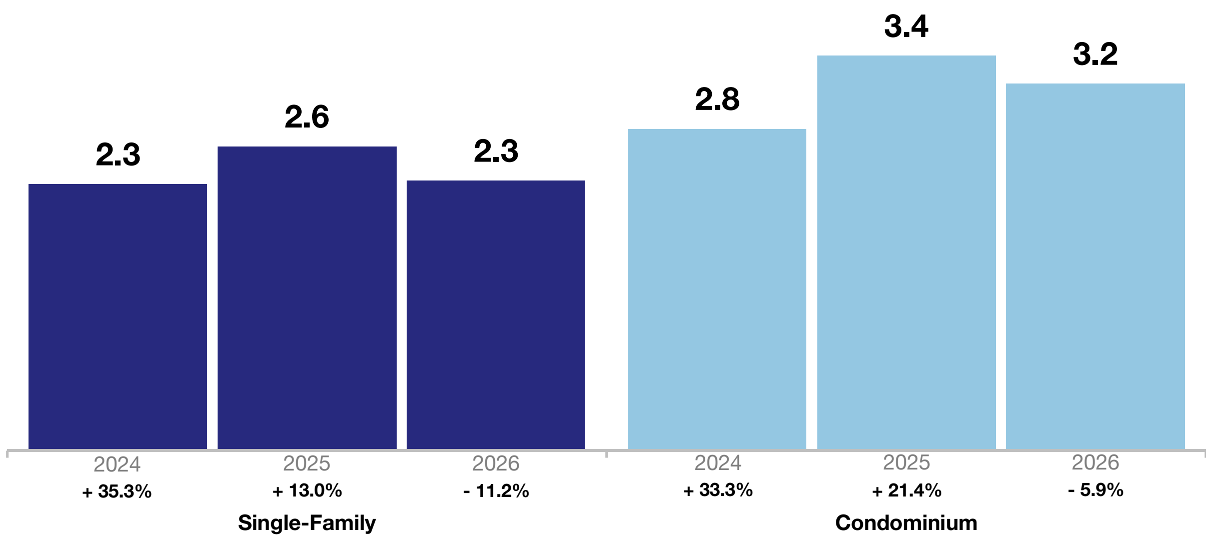
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

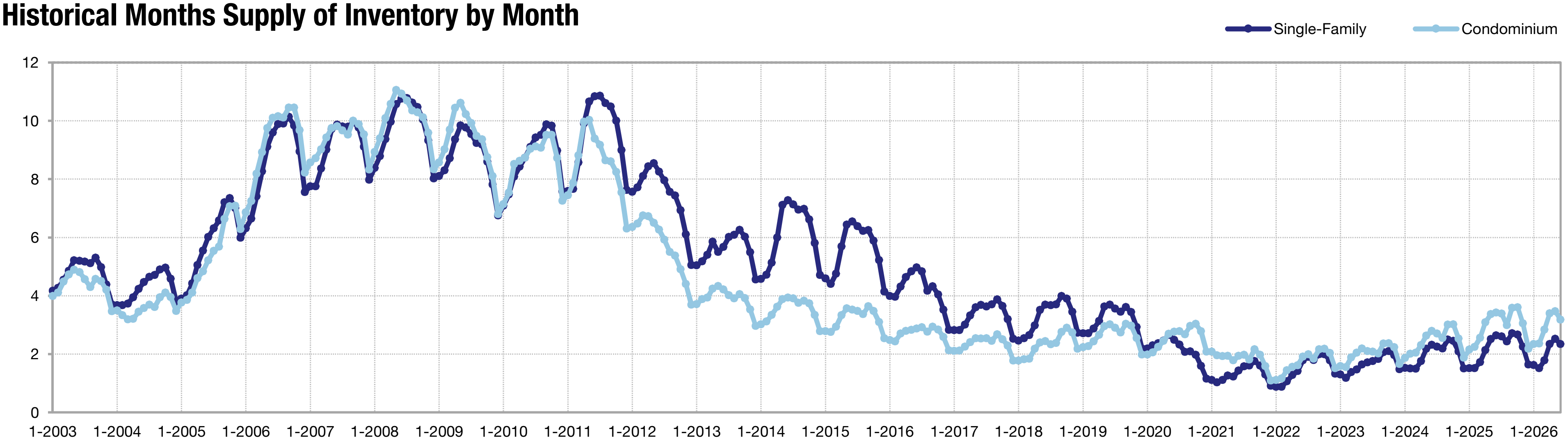
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

June



	Single-Family	YoY Change	Condominium	YoY Change
July 2025	2.6	+ 15.6%	3.4	+ 25.9%
August 2025	2.4	+ 10.8%	3.0	+ 20.0%
September 2025	2.7	+ 8.6%	3.6	+ 20.0%
October 2025	2.7	+ 8.7%	3.6	+ 20.0%
November 2025	2.3	+ 8.1%	3.1	+ 24.0%
December 2025	1.6	+ 9.1%	2.2	+ 15.8%
January 2026	1.6	+ 6.7%	2.3	+ 9.5%
February 2026	1.5	+ 0.2%	2.4	+ 9.1%
March 2026	1.8	+ 3.6%	2.8	+ 7.7%
April 2026	2.3	+ 9.7%	3.4	+ 9.7%
May 2026	2.5	+ 0.4%	3.5	+ 2.9%
June 2026	**2.3**	**- 11.2%**	**3.2**	**- 5.9%**
Average	2.2	+ 5.6%	3.0	+ 11.9%

Historical Months Supply of Inventory by Month

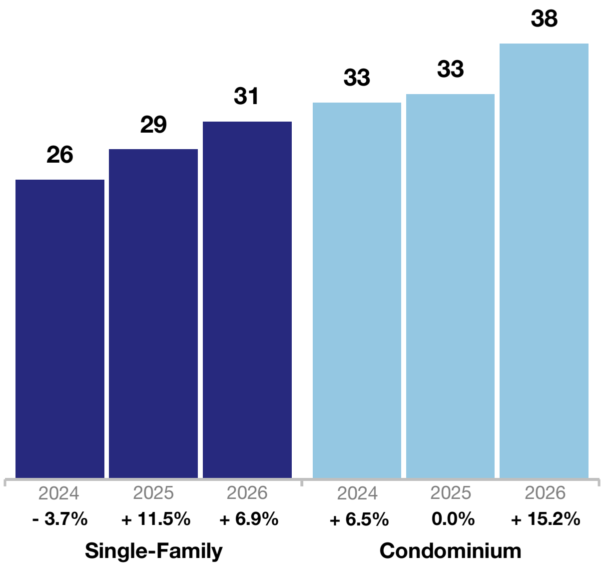


Final Days on Market

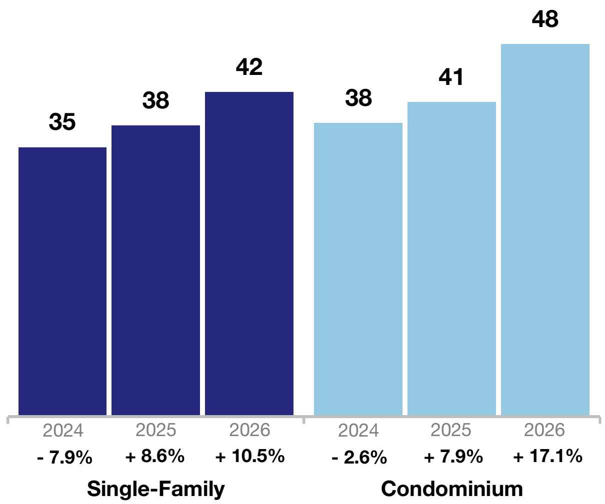
MASSACHUSETTS ASSOCIATION OF REALTORS®

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

June

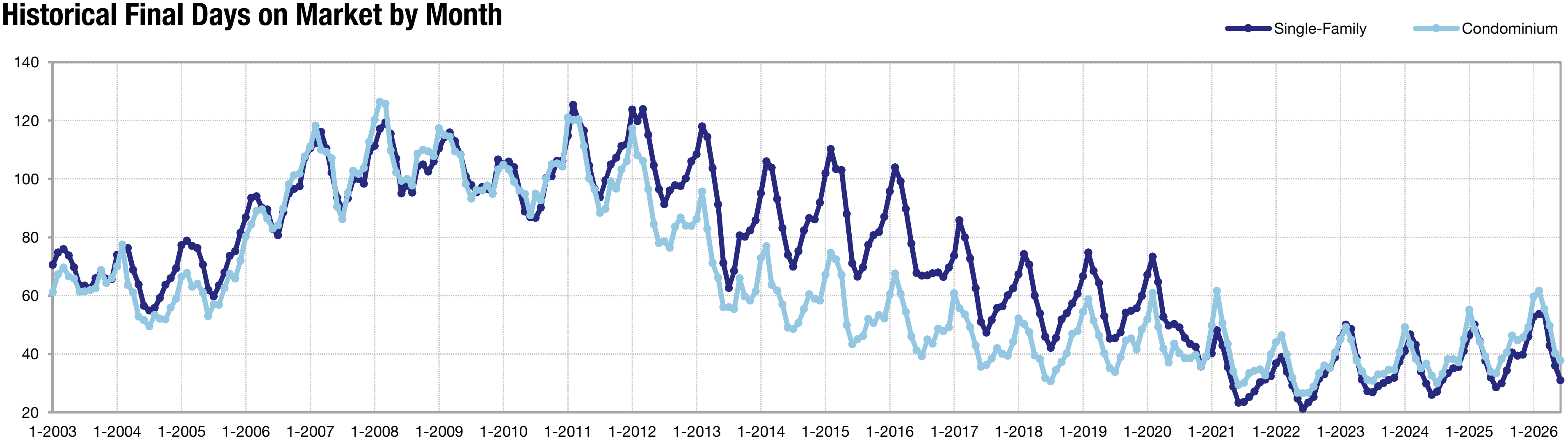


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
July 2025	30	+ 11.1%	38	+ 26.7%
August 2025	34	+ 9.7%	41	+ 24.2%
September 2025	40	+ 21.2%	46	+ 21.1%
October 2025	39	+ 11.4%	45	+ 18.4%
November 2025	40	+ 14.3%	46	+ 24.3%
December 2025	46	+ 12.2%	49	+ 8.9%
January 2026	53	+ 15.2%	60	+ 9.1%
February 2026	54	+ 8.0%	62	+ 29.2%
March 2026	53	+ 20.5%	55	+ 25.0%
April 2026	43	+ 13.2%	50	+ 28.2%
May 2026	36	+ 12.5%	40	+ 17.6%
June 2026	**31**	**+ 6.9%**	**38**	**+ 15.2%**
Average	40	+ 12.1%	46	+ 19.1%

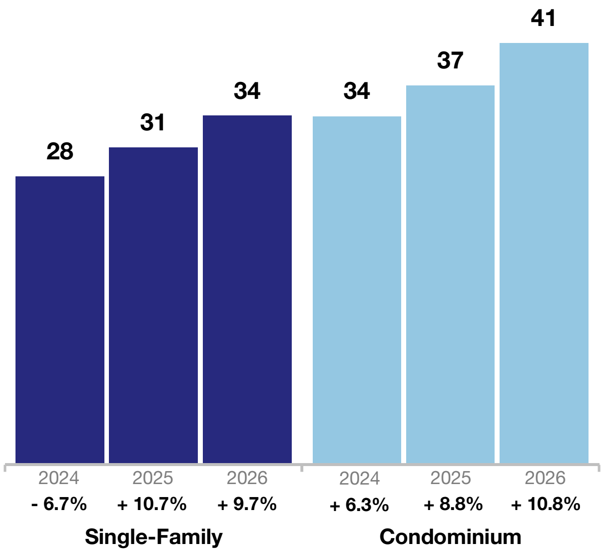
Historical Final Days on Market by Month



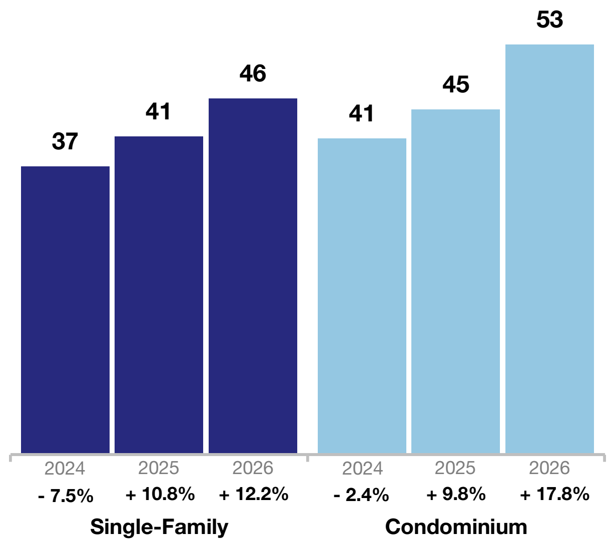
Cumulative Days on Market

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

June

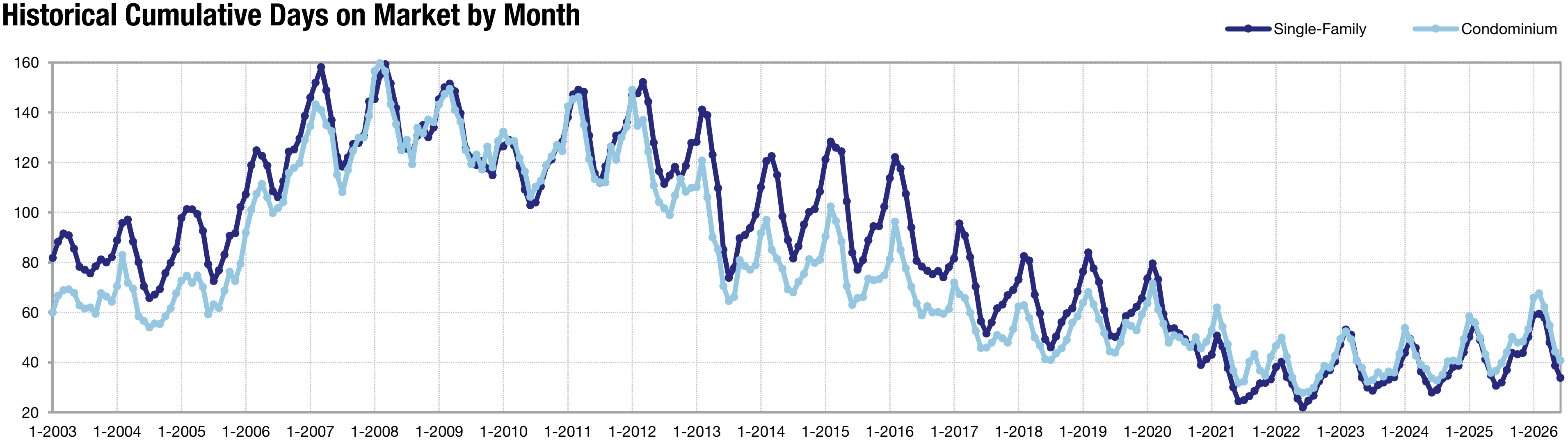


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
July 2025	32	+ 10.3%	40	+ 21.2%
August 2025	37	+ 12.1%	44	+ 25.7%
September 2025	44	+ 25.7%	50	+ 25.0%
October 2025	43	+ 13.2%	48	+ 17.1%
November 2025	44	+ 12.8%	48	+ 20.0%
December 2025	50	+ 13.6%	53	+ 8.2%
January 2026	59	+ 18.0%	66	+ 13.8%
February 2026	59	+ 5.4%	68	+ 21.4%
March 2026	58	+ 18.4%	62	+ 24.0%
April 2026	48	+ 17.1%	55	+ 27.9%
May 2026	39	+ 11.4%	44	+ 22.2%
June 2026	**34**	**+ 9.7%**	**41**	**+ 10.8%**
Average	43	+ 12.9%	50	+ 18.9%

Historical Cumulative Days on Market by Month

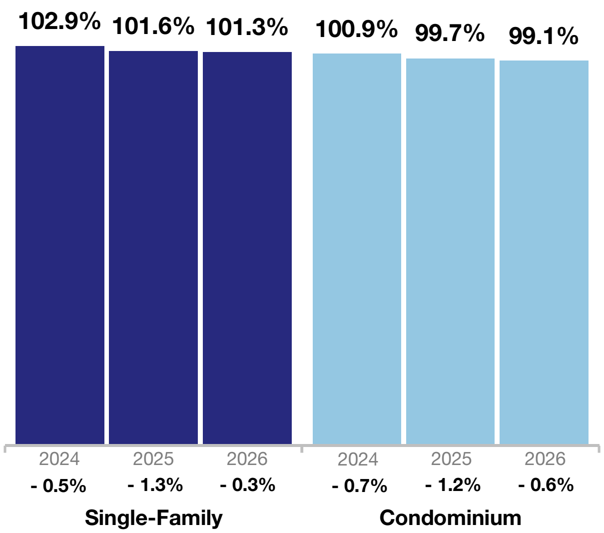


Percent of Original List Price Received

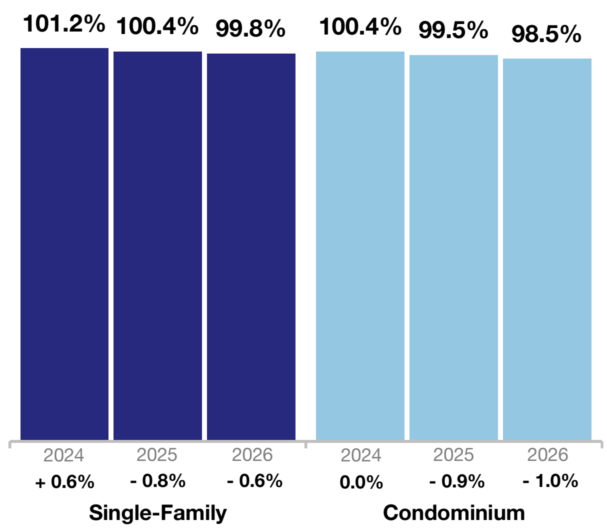
MASSACHUSETTS ASSOCIATION OF REALTORS®

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.

June

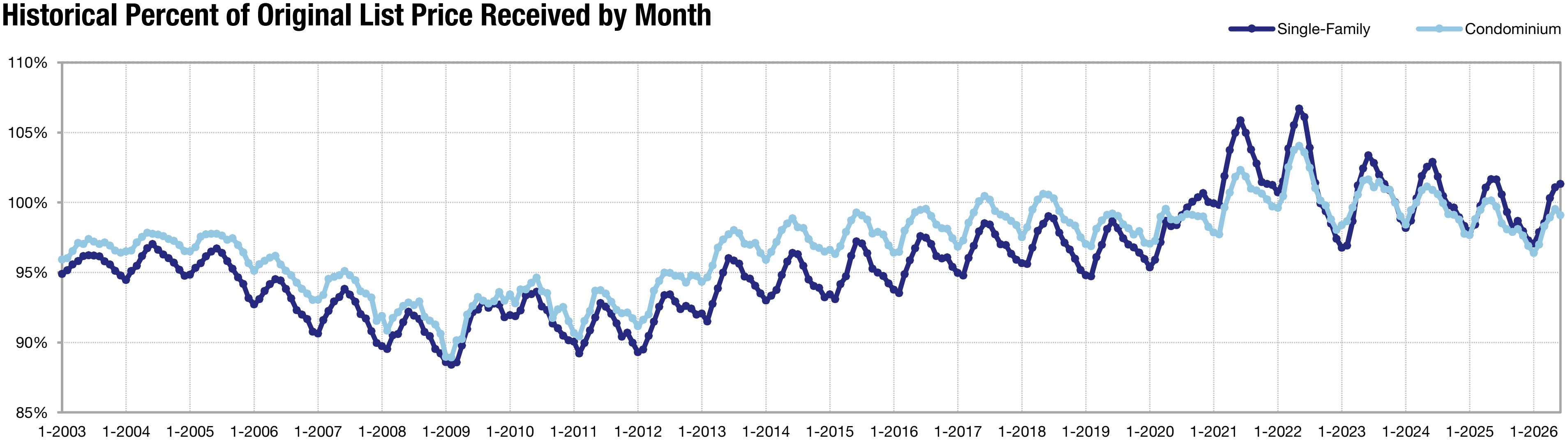


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
July 2025	100.6%	- 1.2%	98.5%	- 2.1%
August 2025	99.3%	- 1.2%	98.1%	- 1.9%
September 2025	98.1%	- 1.7%	97.9%	- 1.3%
October 2025	98.7%	- 0.9%	98.1%	- 1.0%
November 2025	97.9%	- 1.0%	97.6%	- 1.2%
December 2025	97.3%	- 1.0%	96.9%	- 0.9%
January 2026	97.1%	- 0.8%	96.4%	- 1.3%
February 2026	97.9%	- 0.5%	97.0%	- 1.8%
March 2026	98.5%	- 1.2%	98.3%	- 1.2%
April 2026	100.3%	- 0.8%	98.9%	- 1.2%
May 2026	101.1%	- 0.5%	99.5%	- 0.6%
June 2026	**101.3%**	**- 0.3%**	**99.1%**	**- 0.6%**
Average	99.2%	- 0.9%	98.2%	- 1.2%

Historical Percent of Original List Price Received by Month

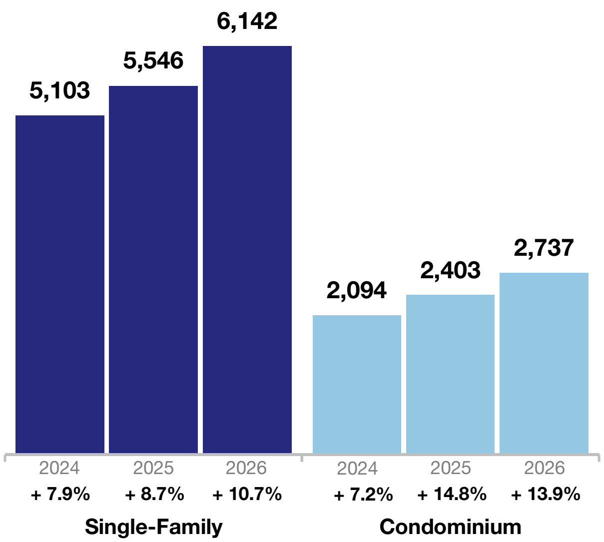


New Listings

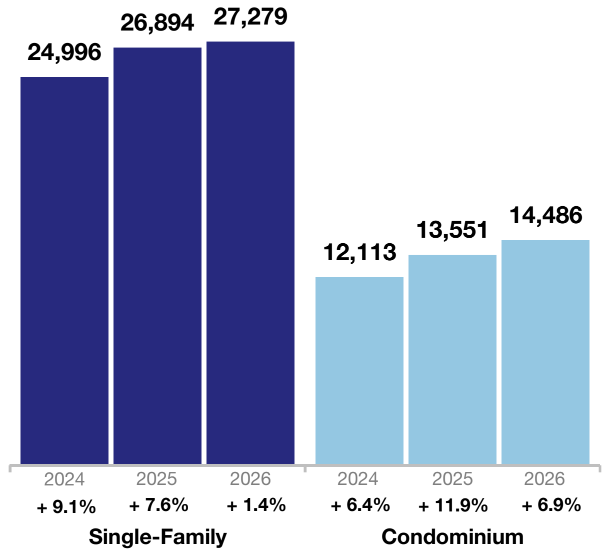
A count of the properties that have been newly listed on the market in a given month.

MASSACHUSETTS ASSOCIATION OF REALTORS®

June

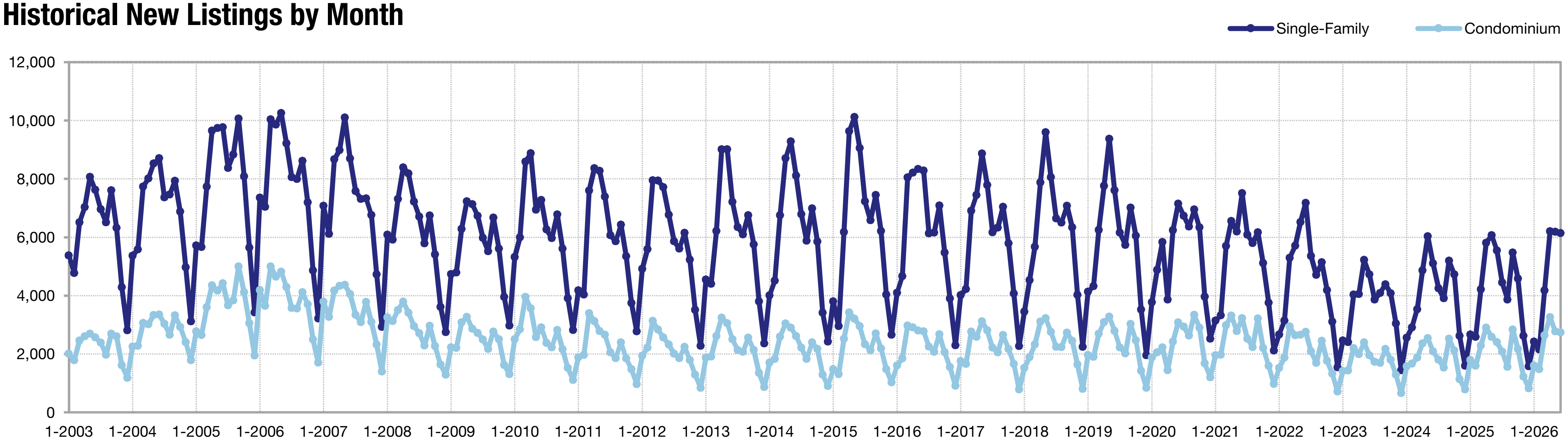


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
July 2025	4,452	+ 4.7%	2,082	+ 15.5%
August 2025	3,862	- 1.1%	1,556	+ 1.6%
September 2025	5,476	+ 5.3%	2,840	+ 12.6%
October 2025	4,587	- 2.9%	2,173	+ 2.8%
November 2025	2,621	+ 0.1%	1,222	+ 7.8%
December 2025	1,580	- 0.8%	821	+ 5.0%
January 2026	2,420	- 9.4%	1,601	- 10.5%
February 2026	2,155	- 16.7%	1,473	- 7.6%
March 2026	4,177	- 0.8%	2,638	+ 15.4%
April 2026	6,199	+ 6.7%	3,260	+ 12.6%
May 2026	6,186	+ 1.9%	2,777	+ 7.5%
June 2026	**6,142**	**+ 10.7%**	**2,737**	**+ 13.9%**
Total	49,857	+ 1.4%	25,180	+ 7.4%

Historical New Listings by Month



Glossary of Terms

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

MASSACHUSETTS ASSOCIATION OF REALTORS®

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.