MASSACHUSETTS ASSOCIATION OF REALTORS®

Monthly Indicators

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

July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings were up 9.4 percent for single-family homes and 3.0 percent for condominium properties. Closed Sales increased 8.2 percent for single-family homes and 13.8 percent for condominium properties.

The Median Sales Price was up 2.9 percent to $715,000 for single-family homes but was down 1.4 percent to $565,000 for condominium properties. Months Supply of Inventory decreased 9.2 percent for single-family units and 8.8 percent for condominium units.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Quick Facts

Closed Sales

	Single-Family Only	Condominium Only
Count	4,899	1,938
Year-Over-Year Change	+ 8.2%	+ 13.8%

Median Sales Price

	Single-Family Only	Condominium Only
Price	$715,000	$565,000
Year-Over-Year Change	+ 2.9%	- 1.4%

Homes for Sale

	Single-Family Only	Condominium Only
Count	8,155	4,646
Year-Over-Year Change	- 6.8%	- 4.8%

New Listings

	Single-Family Only	Condominium Only
Count	4,873	2,144
Year-Over-Year Change	+ 9.4%	+ 3.0%

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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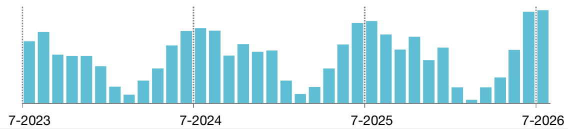
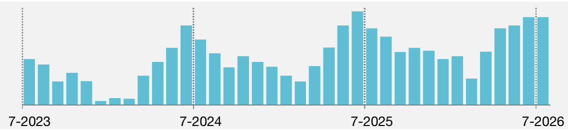
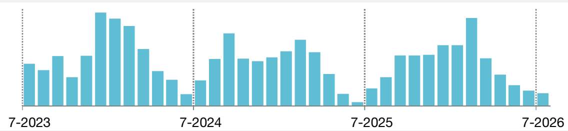
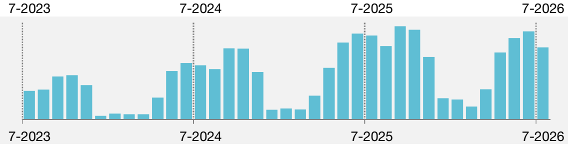
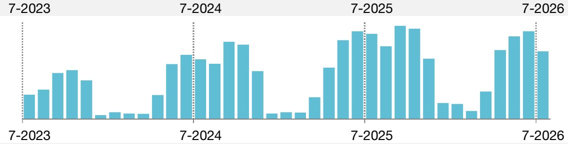
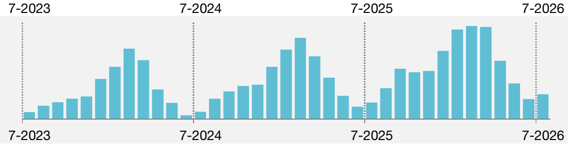
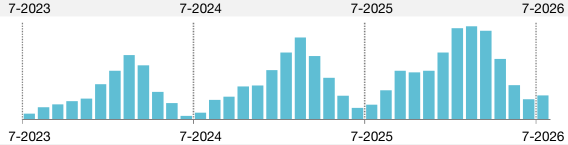
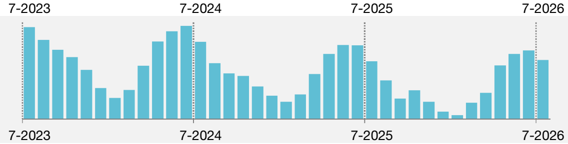
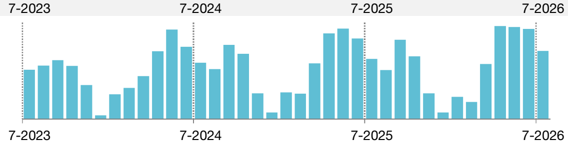
Key Metrics	Historical Sparkbars	7-2025	7-2026	+ / –	YTD 2025	YTD 2026	+ / –
Closed Sales		4,526	**4,899**	+ 8.2%	22,235	**22,045**	- 0.9%
Median Sales Price		$695,000	**$715,000**	+ 2.9%	$670,000	**$685,000**	+ 2.2%
Affordability Index		44	**44**	0.0%	46	**46**	0.0%
Homes for Sale		8,754	**8,155**	- 6.8%	--	**--**	--
Months Supply		2.6	**2.4**	- 9.2%	--	**--**	--
Final Days on Market		30	**32**	+ 6.7%	36	**40**	+ 11.1%
Cumulative Days on Market		32	**35**	+ 9.4%	39	**43**	+ 10.3%
Pct. of Orig. Price Received		100.6%	**100.7%**	+ 0.1%	100.5%	**100.0%**	- 0.5%
New Listings		4,453	**4,873**	+ 9.4%	31,347	**32,043**	+ 2.2%

Condominium Market Overview

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

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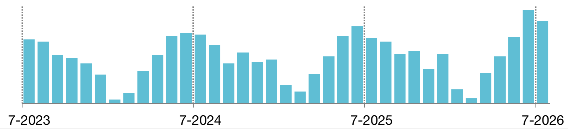
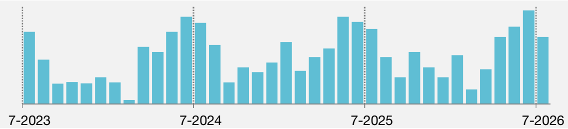
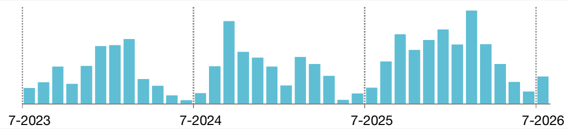
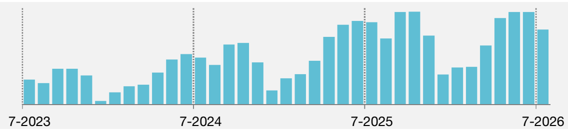
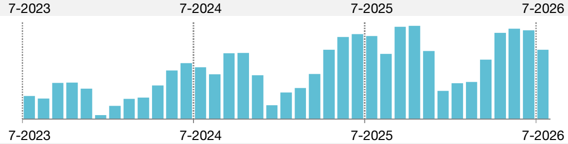
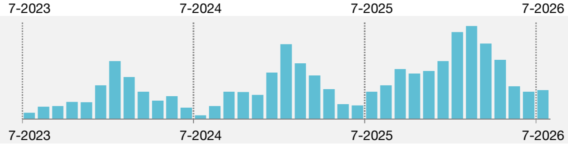
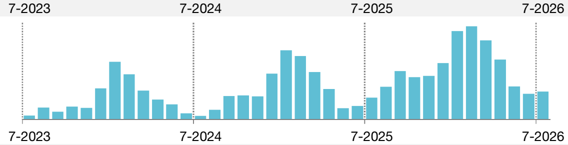
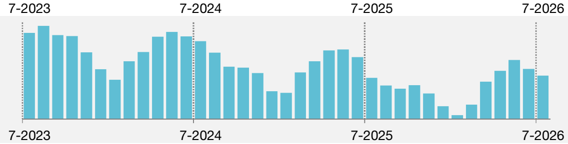
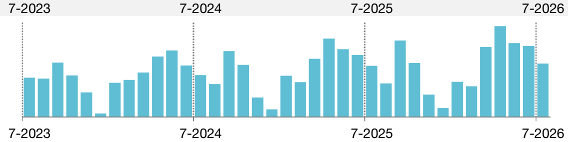
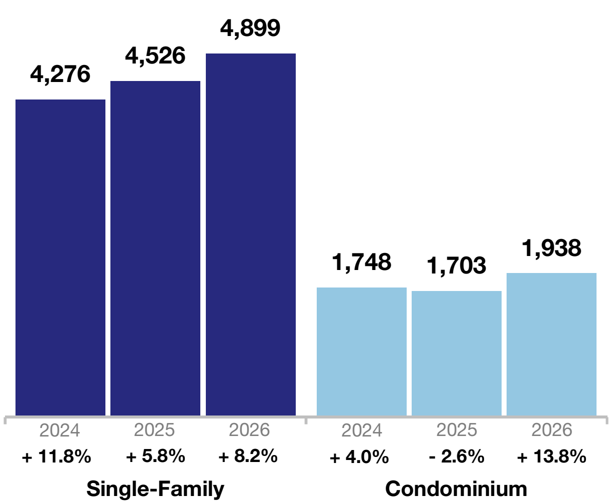
Key Metrics	Historical Sparkbars	7-2025	7-2026	+ / –	YTD 2025	YTD 2026	+ / –
Closed Sales		1,703	**1,938**	+ 13.8%	9,959	**10,259**	+ 3.0%
Median Sales Price		$573,000	**$565,000**	- 1.4%	$565,000	**$562,000**	- 0.5%
Affordability Index		54	**55**	+ 1.9%	54	**55**	+ 1.9%
Homes for Sale		4,878	**4,646**	- 4.8%	--	**--**	--
Months Supply		3.4	**3.1**	- 8.8%	--	**--**	--
Final Days on Market		38	**39**	+ 2.6%	40	**46**	+ 15.0%
Cumulative Days on Market		40	**42**	+ 5.0%	44	**51**	+ 15.9%
Pct. of Orig. Price Received		98.5%	**98.6%**	+ 0.1%	99.3%	**98.5%**	- 0.8%
New Listings		2,082	**2,144**	+ 3.0%	15,635	**16,561**	+ 5.9%

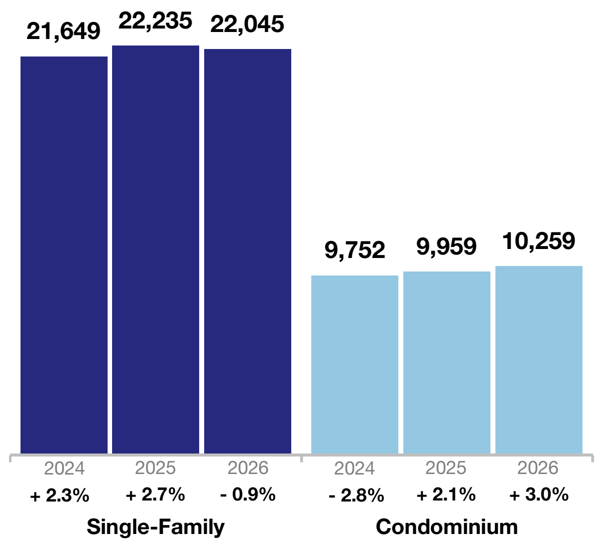
Closed Sales

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

July

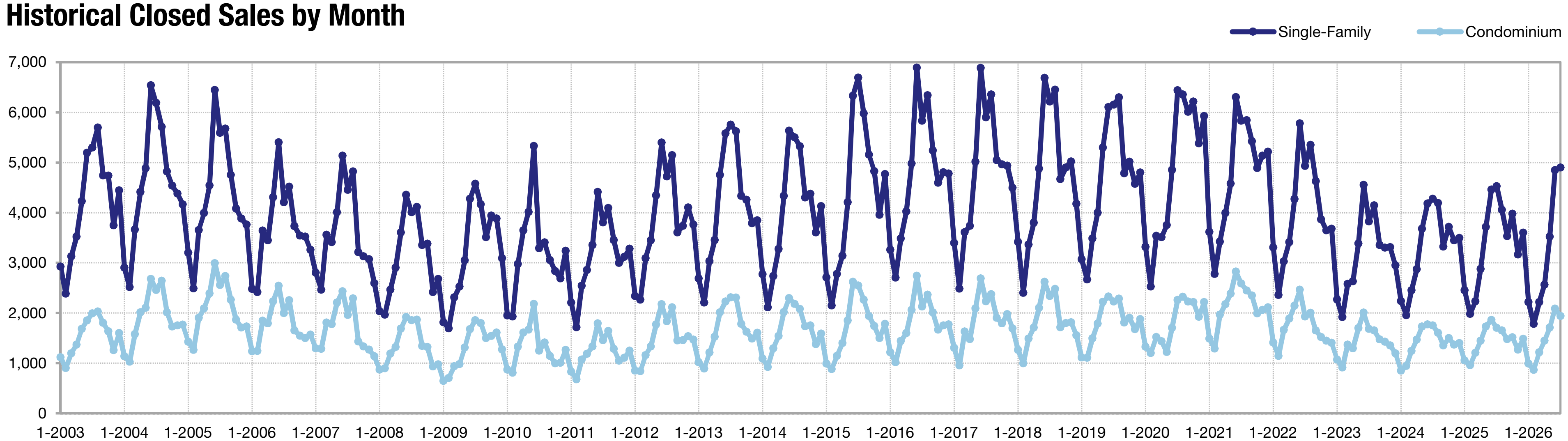


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
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	3,598	+ 2.9%	1,484	+ 5.8%
January 2026	2,219	- 9.5%	993	- 5.7%
February 2026	1,781	- 10.1%	866	- 9.8%
March 2026	2,217	- 0.6%	1,217	+ 1.0%
April 2026	2,564	- 10.8%	1,446	0.0%
May 2026	3,519	- 5.2%	1,711	- 1.0%
June 2026	4,846	+ 8.7%	2,088	+ 12.1%
July 2026	**4,899**	**+ 8.2%**	**1,938**	**+ 13.8%**
Total	40,370	- 0.1%	17,659	+ 2.8%

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.

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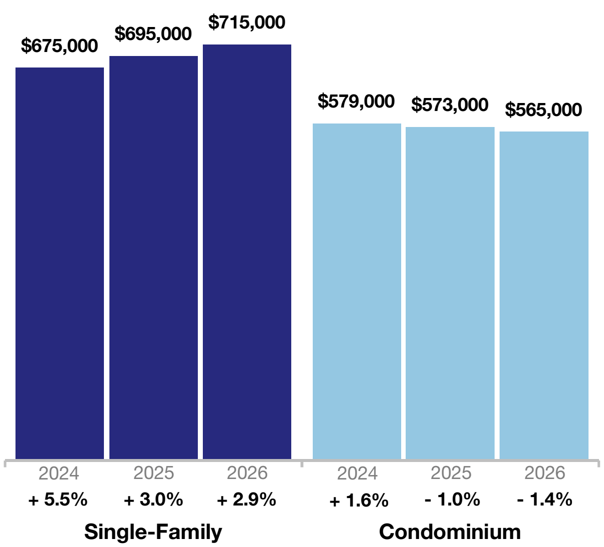
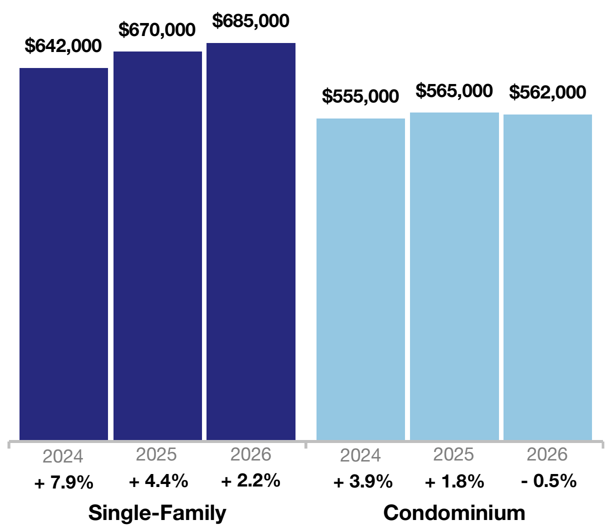
July

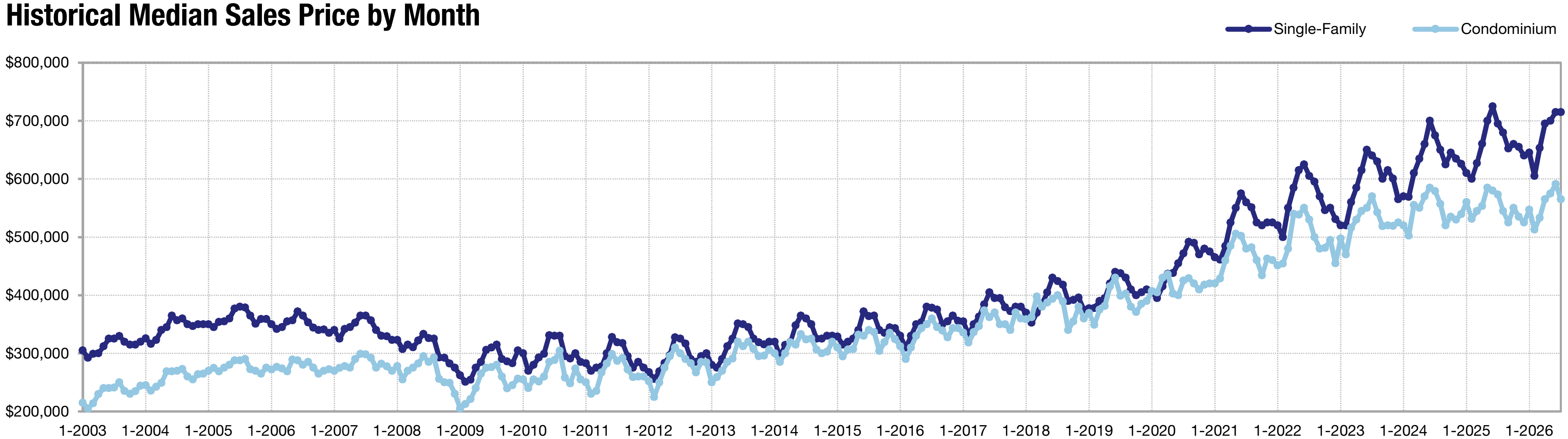


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
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%	$547,000	- 2.3%
February 2026	$605,000	+ 0.8%	$513,000	- 3.4%
March 2026	$653,250	+ 4.1%	$533,000	- 2.2%
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%	$591,283	+ 1.9%
July 2026	**$715,000**	**+ 2.9%**	**$565,000**	**- 1.4%**
Median	$675,000	+ 3.7%	$550,000	0.0%

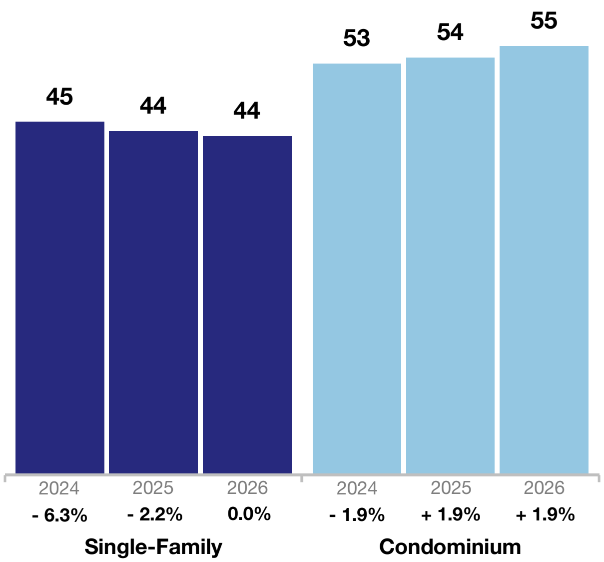
Historical Median Sales Price by Month



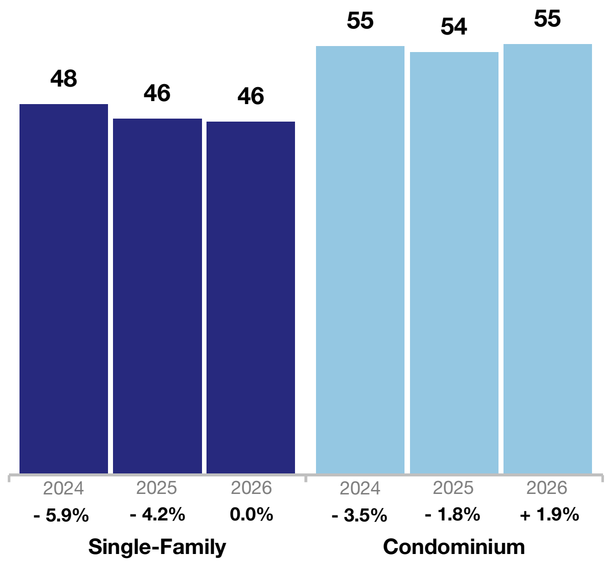
Housing Affordability Index

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.**

July

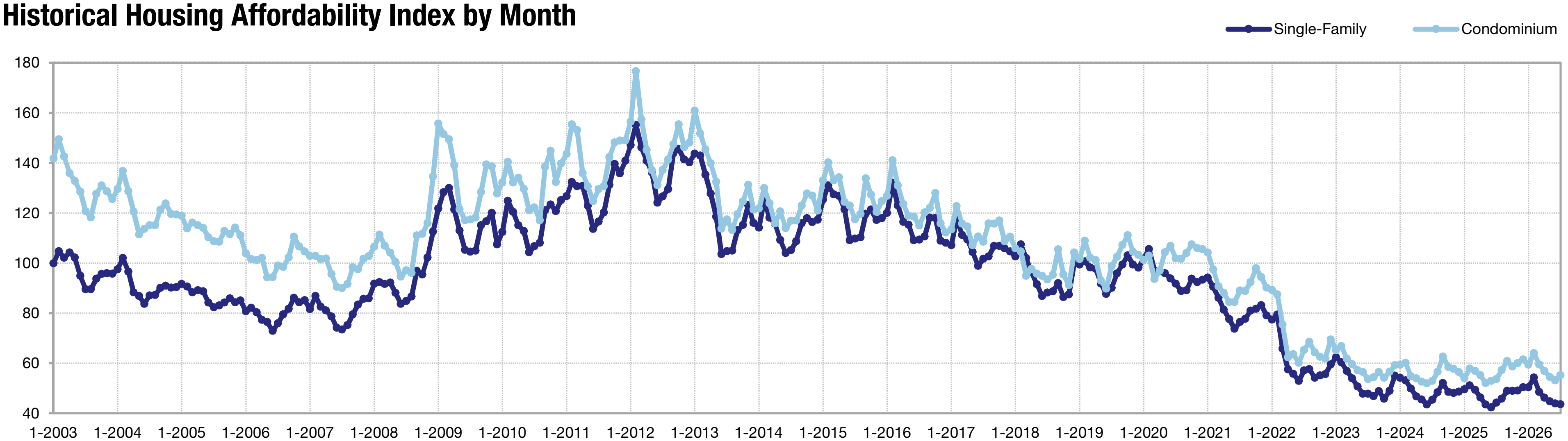


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
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	49	0.0%	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%
July 2026	**44**	**0.0%**	**55**	**+ 1.9%**
Average	48	+ 0.5%	58	+ 4.0%

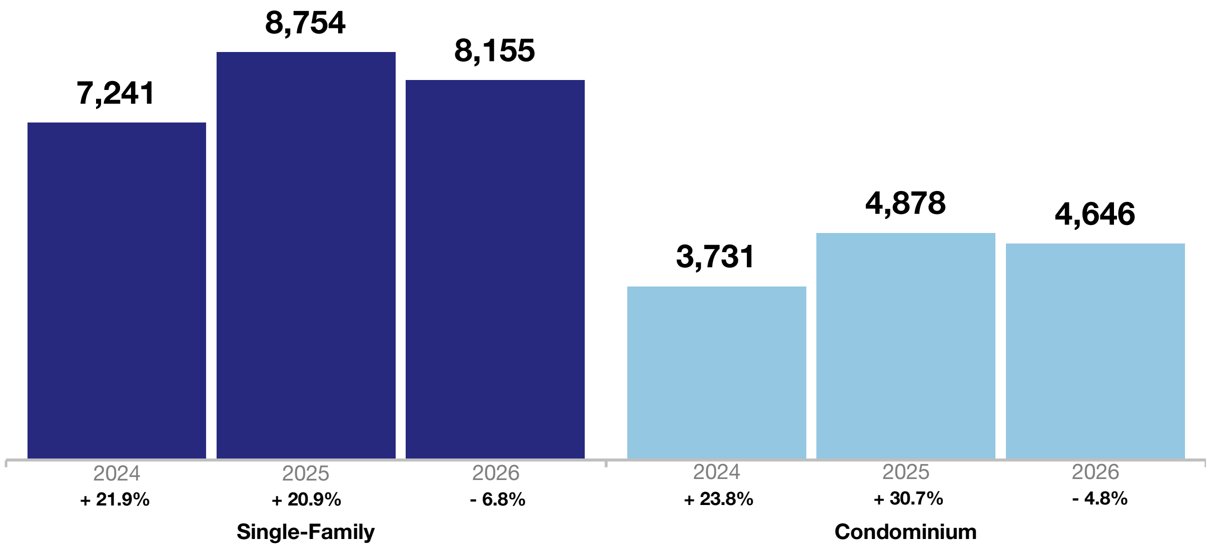
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

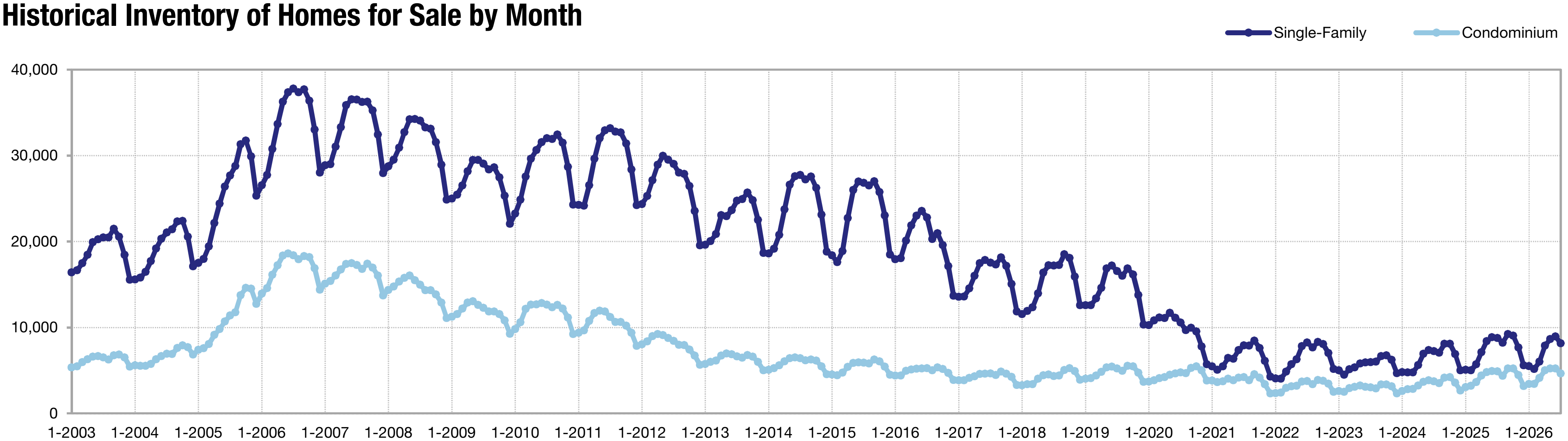
The number of properties available for sale in an active status at the end of a given month.

July



	Single-Family	YoY Change	Condominium	YoY Change
August 2025	8,211	+ 16.5%	4,351	+ 24.5%
September 2025	9,217	+ 13.9%	5,213	+ 25.5%
October 2025	9,038	+ 11.8%	5,222	+ 24.1%
November 2025	7,654	+ 11.0%	4,442	+ 24.5%
December 2025	5,572	+ 11.7%	3,183	+ 19.8%
January 2026	5,499	+ 8.8%	3,407	+ 11.7%
February 2026	5,148	+ 3.0%	3,425	+ 7.4%
March 2026	6,014	+ 5.6%	4,128	+ 13.7%
April 2026	7,888	+ 10.9%	5,012	+ 13.7%
May 2026	8,627	+ 2.8%	5,212	+ 8.7%
June 2026	8,954	+ 1.2%	5,217	+ 5.9%
July 2026	**8,155**	**- 6.8%**	**4,646**	**- 4.8%**
Average	7,498	+ 7.2%	4,455	+ 13.8%

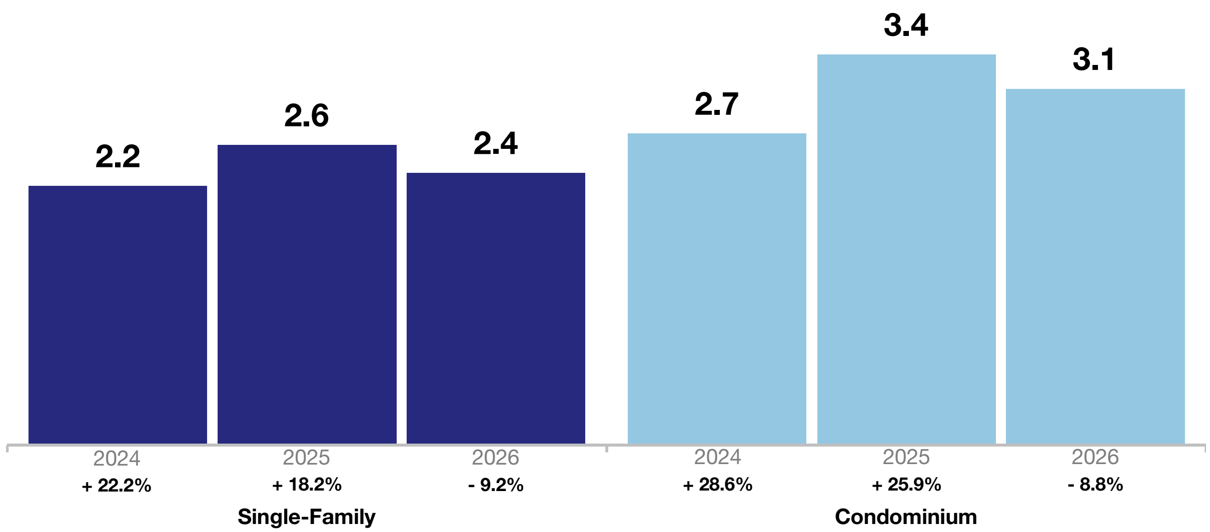
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

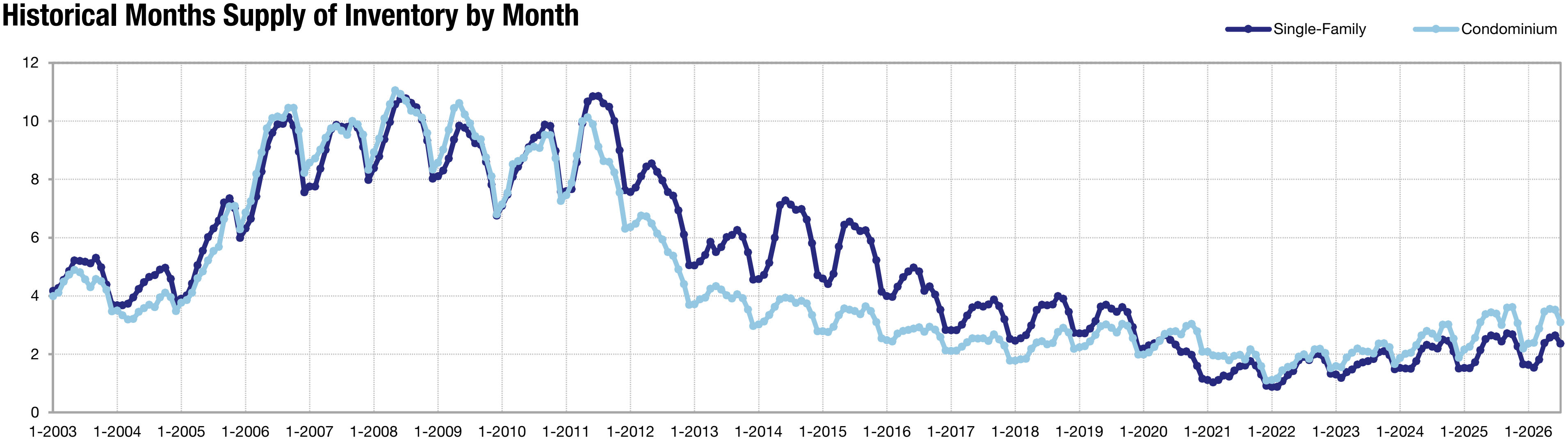
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

July



	Single-Family	YoY Change	Condominium	YoY Change
August 2025	2.4	+ 11.0%	3.0	+ 20.0%
September 2025	2.7	+ 8.7%	3.6	+ 20.0%
October 2025	2.7	+ 8.9%	3.6	+ 20.0%
November 2025	2.3	+ 8.4%	3.1	+ 24.0%
December 2025	1.6	+ 9.6%	2.2	+ 15.8%
January 2026	1.6	+ 7.5%	2.4	+ 14.3%
February 2026	1.5	+ 1.4%	2.4	+ 9.1%
March 2026	1.8	+ 4.8%	2.9	+ 11.5%
April 2026	2.4	+ 11.2%	3.5	+ 12.9%
May 2026	2.6	+ 2.1%	3.5	+ 2.9%
June 2026	2.6	- 0.0%	3.5	+ 2.9%
July 2026	**2.4**	**- 9.2%**	**3.1**	**- 8.8%**
Average	2.2	+ 5.0%	3.1	+ 10.5%

Historical Months Supply of Inventory by Month



Final Days on Market

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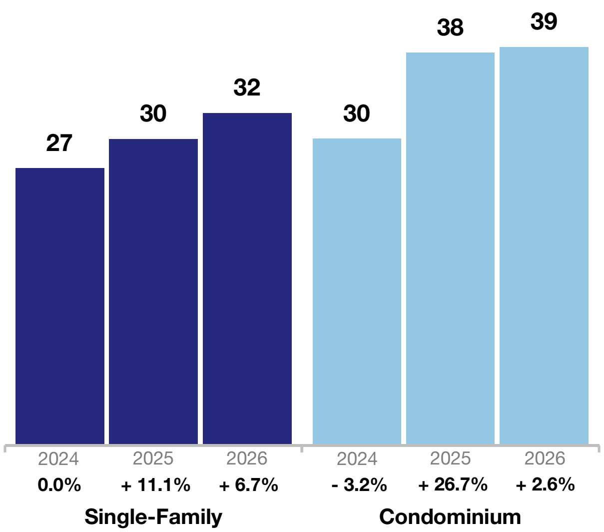
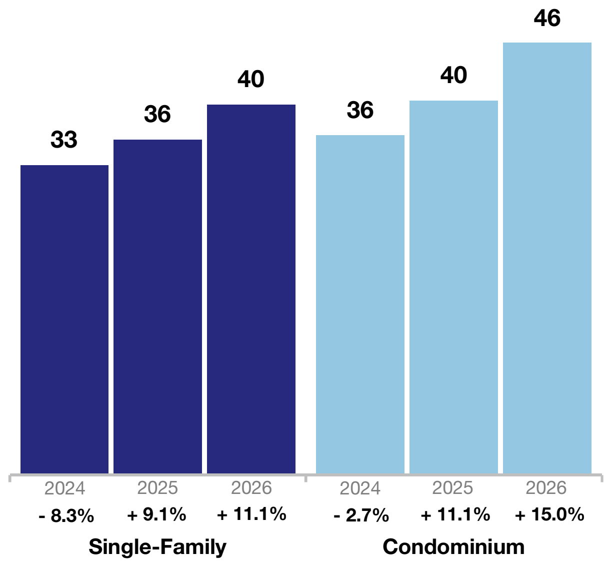
Average number of days between when a property is last listed and when the final offer is accepted in a given month.

July

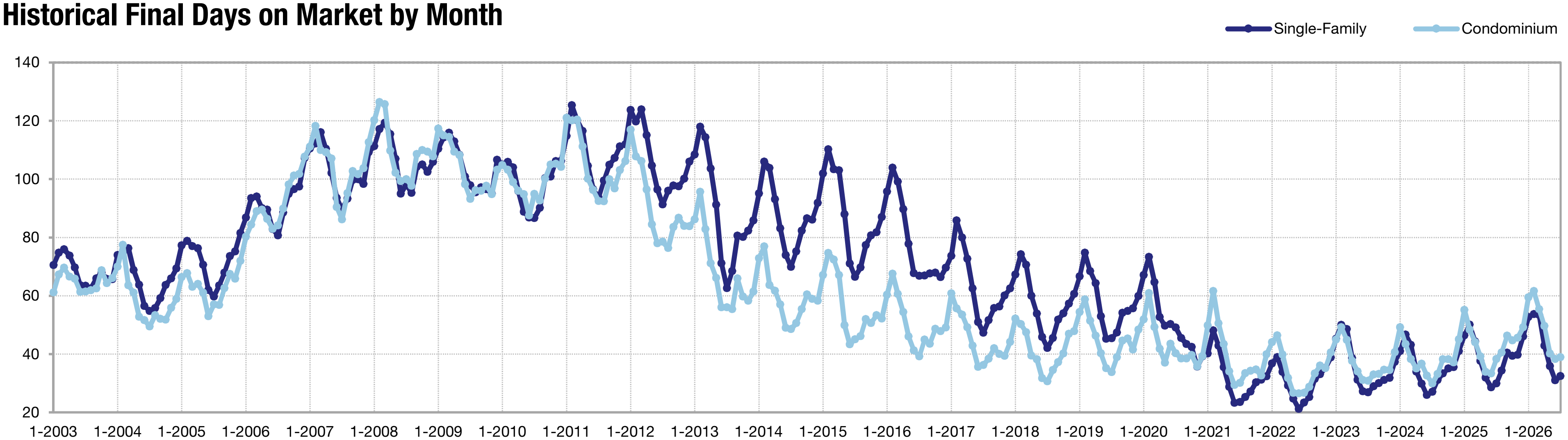


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
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%	59	+ 7.3%
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%
July 2026	**32**	**+ 6.7%**	**39**	**+ 2.6%**
Average	40	+ 11.8%	46	+ 16.5%

Historical Final Days on Market by Month



Cumulative Days on Market

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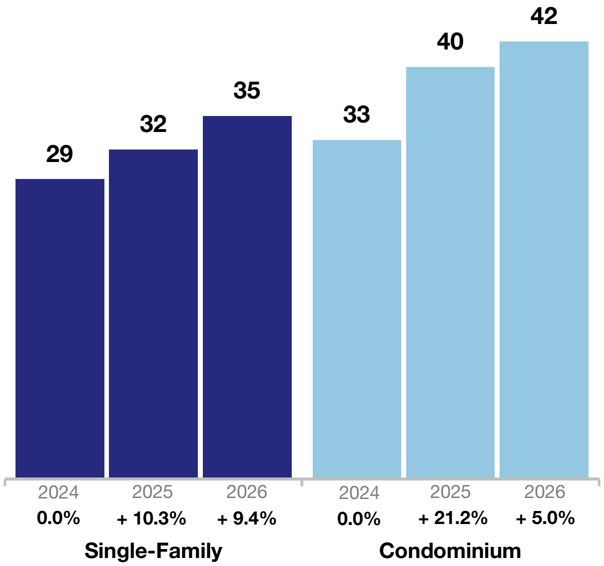
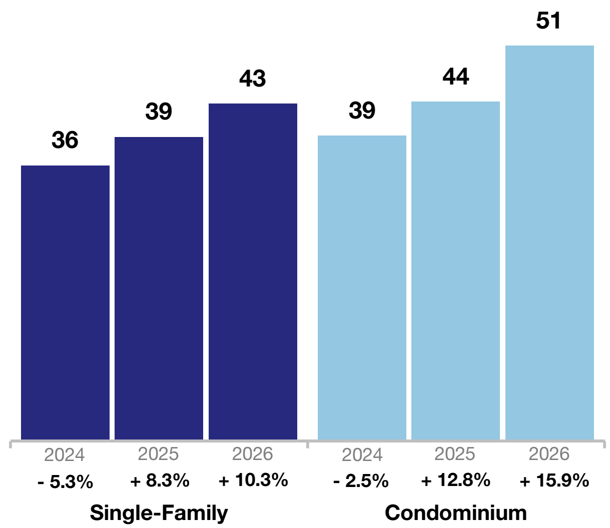
Average number of days between when a property is first listed and when the final offer is accepted before closing in a given month.

July

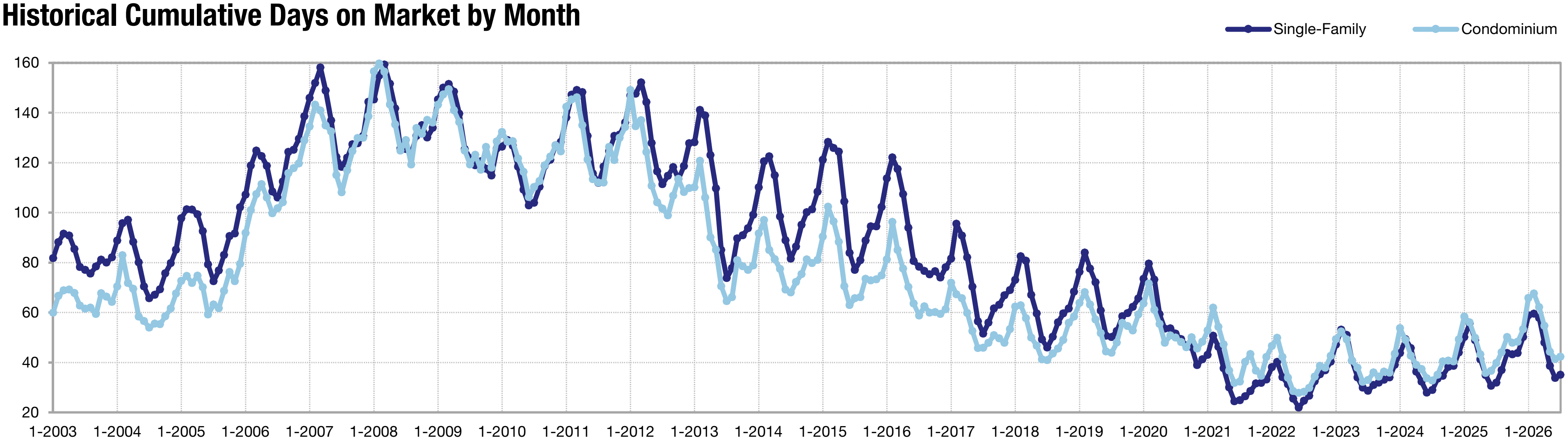


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
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%
July 2026	**35**	**+ 9.4%**	**42**	**+ 5.0%**
Average	43	+ 12.9%	50	+ 17.3%

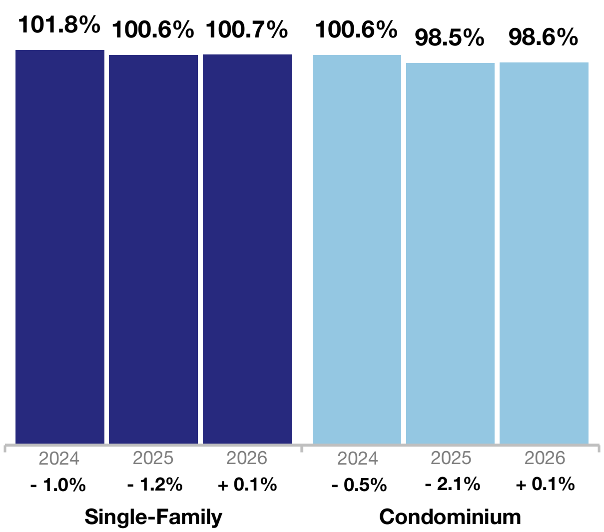
Historical Cumulative Days on Market by Month



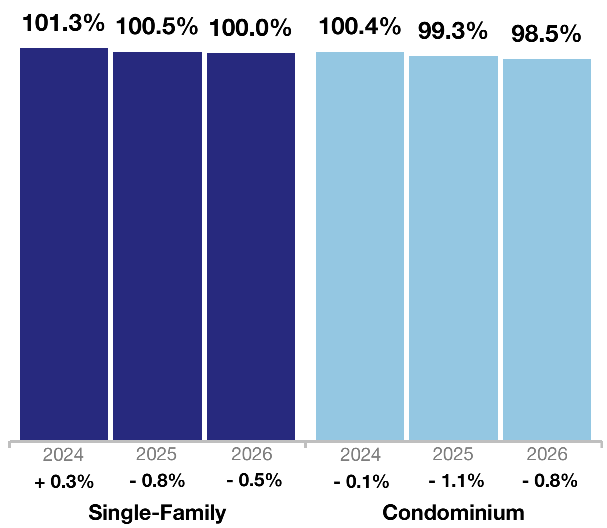
Percent of Original List Price Received

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.

July

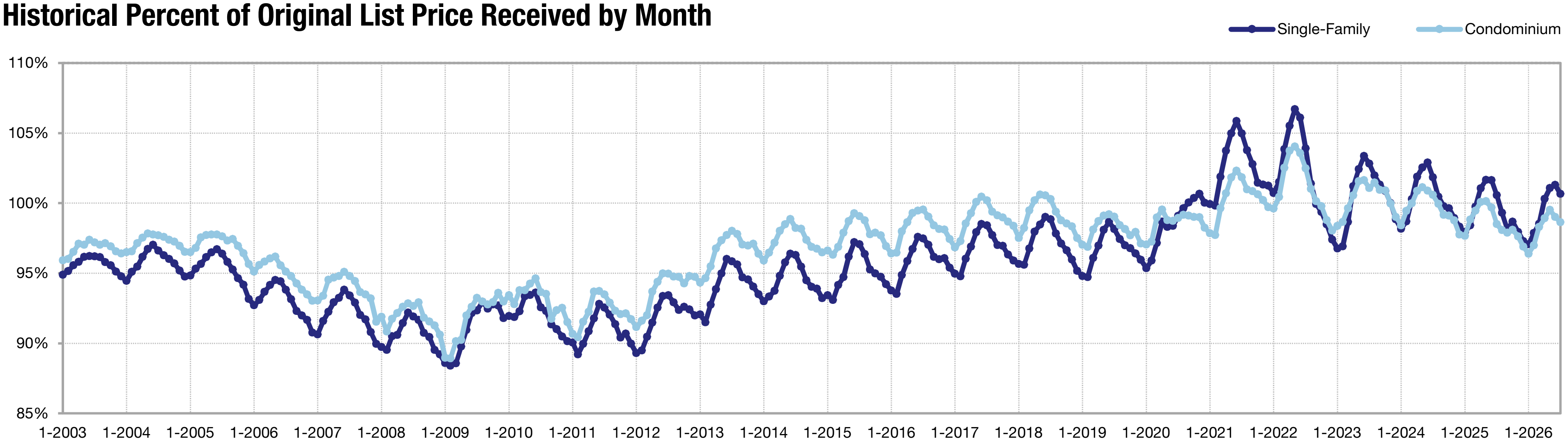


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
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%	99.0%	- 0.7%
July 2026	**100.7%**	**+ 0.1%**	**98.6%**	**+ 0.1%**
Average	99.2%	- 0.8%	98.2%	- 1.0%

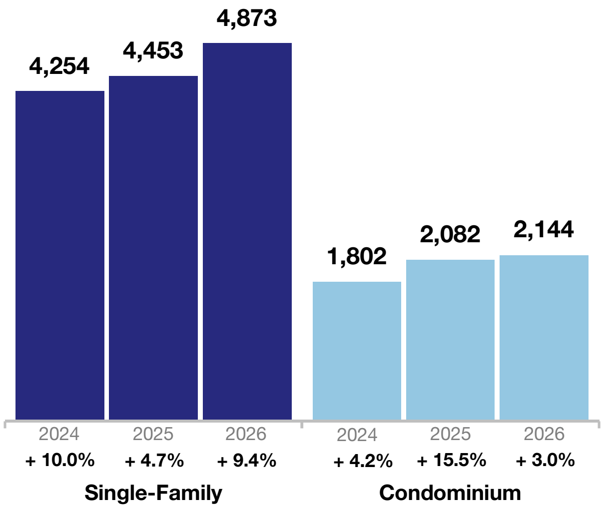
Historical Percent of Original List Price Received by Month



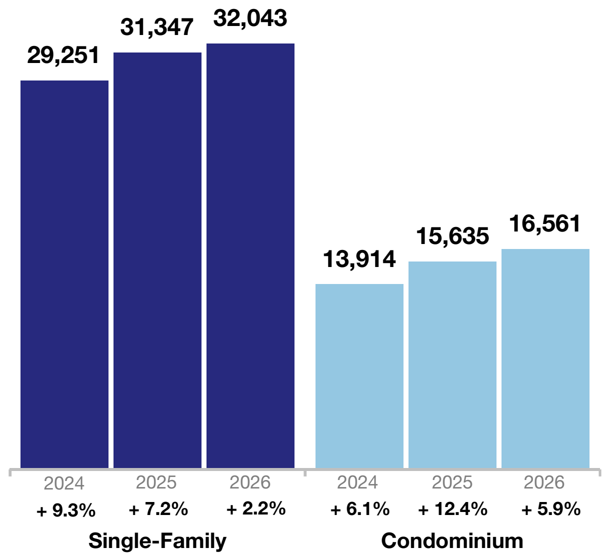
New Listings

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

July

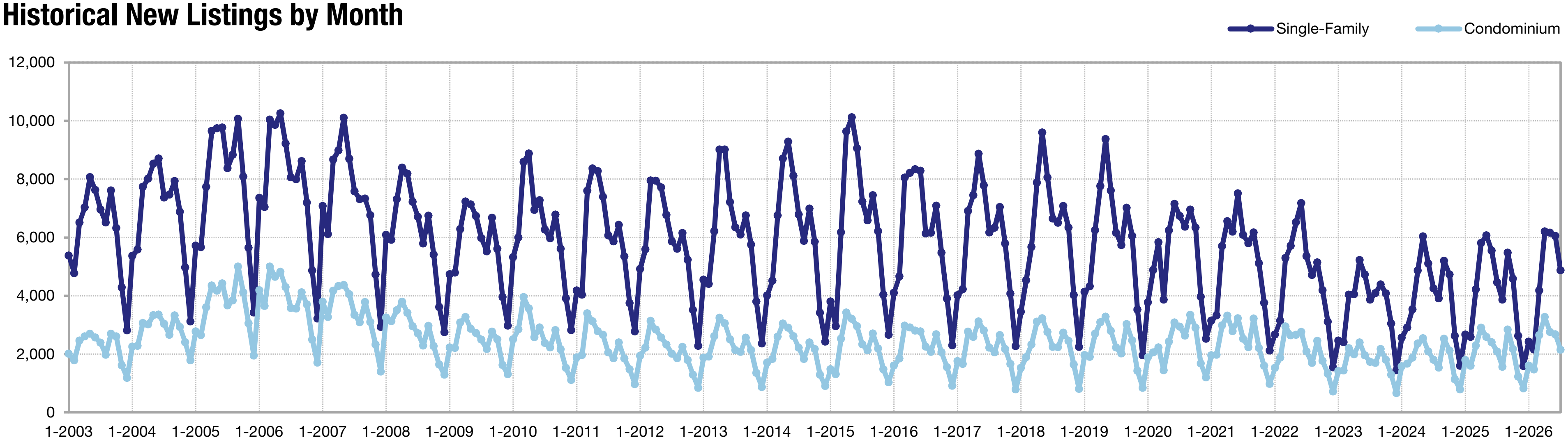


Year to Date



	Single-Family	YoY Change	Condominium	YoY Change
August 2025	3,863	- 1.1%	1,557	+ 1.6%
September 2025	5,475	+ 5.3%	2,841	+ 12.6%
October 2025	4,586	- 2.9%	2,172	+ 2.8%
November 2025	2,620	+ 0.1%	1,222	+ 7.8%
December 2025	1,582	- 0.6%	822	+ 5.1%
January 2026	2,425	- 9.2%	1,600	- 10.5%
February 2026	2,157	- 16.7%	1,472	- 7.7%
March 2026	4,176	- 0.9%	2,647	+ 15.7%
April 2026	6,204	+ 6.8%	3,268	+ 12.8%
May 2026	6,158	+ 1.5%	2,756	+ 6.7%
June 2026	6,050	+ 9.1%	2,674	+ 11.2%
July 2026	**4,873**	**+ 9.4%**	**2,144**	**+ 3.0%**
Total	50,169	+ 1.6%	25,175	+ 6.1%

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.