

Massachusetts Association of REALTORS® Reports Housing Data for March 2026
New listings increased year over year for the first time since December 2025

FOXBOROUGH – April 13, 2026 – [The Massachusetts Association of REALTORS®](#) (MAR) housing data for March 2026 reports new listings increased for both single-family homes and condominiums year-over-year, for the first time since December 2025.

2026 MAR Housing Snapshot

- The median sales price for single-family homes increased by 4.4% and decreased by 1.5% for condominiums since March 2025.
- Since March 2025, closed sales for single-family homes decreased by 2.2% and by 1.3% for condominiums.
- New listings for single-family homes increased by 1% and by 17.2% for condominiums since March 2025.

This increase in new listings comes at the start of the spring market, and points to a surge in activity in the months ahead. While closed sales continue to decline, warmer weather and more homes hitting the market are key signals that we will see renewed interest following a harsh winter across Massachusetts.

“March is typically the beginning of the spring market, where we see a significant increase in enthusiasm from buyers and sellers alike,” said Kristen Keegan, 2026 president of MAR and broker representing Silver Key Homes Realty. “Sellers are ready to list their homes following the winter lull, leaving buyers in a better position to enter the market. We are hopefully seeing the start of a positive trend in the Massachusetts housing market, with the increase in new listings giving reason for optimism that a spike in closed sales is on the horizon.”

For a complete breakdown of MAR statewide housing data, please visit: <http://www.marealtor.com/market-data>.

March 2026 Data

	March 2026 Closed Sales	March 2025 Closed Sales	% change in Closed Sales (year-over-year)	March 2026 Median Price	March 2025 Median Price	% change in Median Price (year-over-year)
Single-Family	2,179	2,229	-2.2%	\$655,000	\$627,500	4.4%
Condominium	1,189	1,205	-1.3%	\$537,000	\$545,000	-1.5%

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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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