Boston

October 2026 · All homes

Closed sales through October 31, 2026. Source: MLS PIN.

Median sale price
$850,000
258 homes sold in October 2026

Days to offer, median
20 days
Listing to accepted offer, 258 sales with both dates

Sale to list price, median
98.3%
25% sold above their original asking price

Homes for sale
1771
On November 2, 2026, 4.3 months of supply

The month in brief

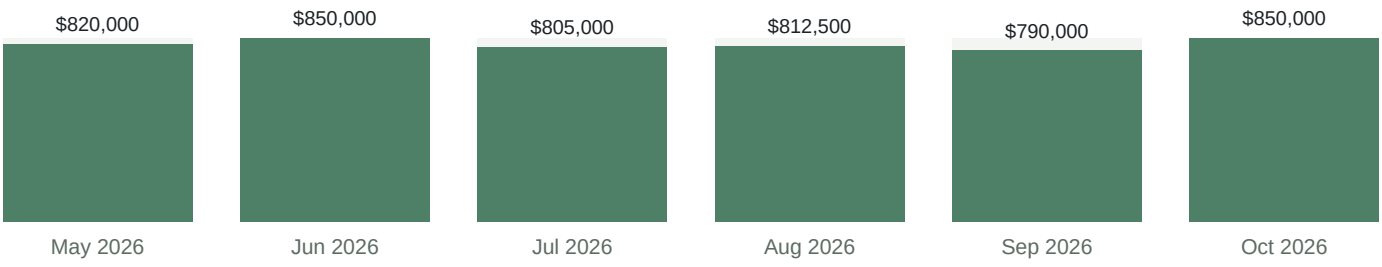
In October 2026, MLS PIN shows 258 homes sold in Boston at a median price of $850,000. Half went under agreement within 20 days, and the median sale closed at 98.3% of its original asking price. 25% sold above their original asking price. On November 2, 2026, 1771 homes were for sale, about 4.3 months of supply at the last six months' pace. Over May to October 2026, the median sale price was $820,000, up 4.4% from the same months a year earlier.

Month by month

Closed sales, May to October 2026

Month	Sales	Median price	Days to offer	Sale to list	Above asking
May 2026	451	$820,000	10	99.4%	35%
Jun 2026	532	$850,000	11	98.9%	31%
Jul 2026	542	$805,000	16	98.2%	28%
Aug 2026	392	$812,500	26	97.4%	20%
Sep 2026	313	$790,000	31	96.7%	18%
Oct 2026	258	$850,000	20	98.3%	25%

Median sale price by month



Compared with a year earlier

May to October 2026 against May to October 2025

Measure	May to October 2026	May to October 2025	Change
Sales	2488	2532	down 1.7%
Median sale price	$820,000	$785,500	up 4.4%
Days to offer, median	17	15	+2 days
Sale to list price, median	98.2%	98.4%	-0.3 points
Sold above asking	26.9%	28.6%	-1.7 points
Median price per square foot	$746	$722	up 3.3%

Changes are shown when both periods have at least 10 sales.

Homes for sale

On November 2, 2026, 1771 homes were for sale in Boston at a median asking price of $838,000. At the pace of the last six months, they would sell in about 4.3 months.

How to read this report

Figures are MLS PIN residential sales in the town that may be shown publicly through MLS PIN's Internet Data Exchange (IDX) program. They are not every transaction in the town. Multi-family homes are MLS PIN's Residential Income listings; parking spaces are left out.

A month counts the sales that closed in it. A median needs at least 5 sales and a change from a year earlier needs at least 10 sales in each period, so some figures read "Too few" or are left out. A change in the mix of homes sold can move a median; it isn't the change in any one home's value.

Days to offer is the median number of calendar days from the listing date to the accepted offer (the purchase contract date), for sales with both dates. It isn't MLS days on market.

Sale to list price is each sale price divided by its original asking price; the median is shown. Sold above asking is the share of sales that closed above their original asking price.

Homes for sale counts the active listings when the report was prepared, early the next month. Months of supply divides that count by the average sales a month over the six months.

Each month's report is kept as it was prepared. Sales reported to MLS PIN after that day aren't in it.

These are market figures, not an estimate of any home's value.

Listing data and images were compiled by MLS PIN from third-party sources for consumers' personal, noncommercial property searches; accuracy is not guaranteed.

The full report online: https://www.ivyrg.com/market-reports/boston-ma?month=2026-10