

Midtown, MA Area Market Review

2026 vs. 2025 As of September 8, 2026

Prepared by Rich Haen on Tuesday, September 8, 2026

Single Family

Listing Inventory on September 8	2025	2026	Var.	Var. %	Trend
Listing Units	0	0	0	0%	↔
Average Days on Market	0	0	0	0%	↔
Average List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Approximate Absorption Rate	0.00%	0.00%	0%	0%	↔
Approximate Months Supply of Inventory	0.00	0.00	0.00	0%	↔
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	0	0	0	0%	↔
Average Original List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average Original List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	0	0	0	0%	↔
Average List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Average Days to Offer	0	0	0	0%	↔
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	0	0	0	0%	↔
Average Original List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average Original List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	0	0	0	0%	↔
Average Days on Market	0	0	0	0%	↔
Average Days to Offer	0	0	0	0%	↔
Average Sale Price	\$0.00	\$0.00	\$0.00	0%	↔
Average Sale \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Average List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Average Original List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average Original List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Average Sale Price as % of List Price	0%	0%	0%	0%	↔
Average Sale Price as % of Original List Price	0%	0%	0%	0%	↔
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 8	2025	2026	Var.	Var. %	Trend
Units Listed	0	0	0	0%	↔
Units Price Changed	0	0	0	0%	↔
Units Went Pending	0	0	0	0%	↔
Units Sold	0	0	0	0%	↔

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Condominium

Listing Inventory on September 8	2025	2026	Var.	Var. %	Trend
Listing Units	67	67	0	0%	↔
Average Days on Market	153	139	-14	-9.15%	↓
Average List Price	\$3,220,692.36	\$2,777,970.13	-\$442,722.23	-13.75%	↓
Average List \$ / SqFt	\$1,616.95	\$1,523.99	-\$92.96	-5.75%	↓
Approximate Absorption Rate	12.94%	12.56%	-0.38%	-2.94%	↓
Approximate Months Supply of Inventory	7.73	7.96	0.23	2.98%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	174	182	8	4.60%	↑
Average Original List Price	\$2,649,133.33	\$2,629,435.70	-\$19,697.63	-0.74%	↓
Average Original List \$ / SqFt	\$1,528.98	\$1,576.08	\$47.10	3.08%	↑
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	74	75	1	1.35%	↑
Average List Price	\$2,327,029.57	\$2,347,293.32	\$20,263.75	0.87%	↑
Average List \$ / SqFt	\$1,443.53	\$1,491.46	\$47.93	3.32%	↑
Average Days to Offer	50	62	12	24%	↑
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	46	41	-5	-10.87%	↓
Average Original List Price	\$2,286,554.35	\$1,979,865.83	-\$306,688.52	-13.41%	↓
Average Original List \$ / SqFt	\$1,418.76	\$1,313.01	-\$105.75	-7.45%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	71	65	-6	-8.45%	↓
Average Days on Market	83	85	2	2.41%	↑
Average Days to Offer	50	61	11	22%	↑
Average Sale Price	\$2,460,161.80	\$2,258,721.06	-\$201,440.74	-8.19%	↓
Average Sale \$ / SqFt	\$1,487.16	\$1,447.06	-\$40.10	-2.70%	↓
Average List Price	\$2,517,969.01	\$2,358,523.06	-\$159,445.95	-6.33%	↓
Average List \$ / SqFt	\$1,524.22	\$1,504.84	-\$19.38	-1.27%	↓
Average Original List Price	\$2,532,391.55	\$2,388,669.22	-\$143,722.33	-5.68%	↓
Average Original List \$ / SqFt	\$1,533.77	\$1,525.90	-\$7.87	-0.51%	↓
Average Sale Price as % of List Price	97.32%	95.88%	-1.44%	-1.48%	↓
Average Sale Price as % of Original List Price	96.63%	94.23%	-2.40%	-2.48%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 8	2025	2026	Var.	Var. %	Trend
Units Listed	222	220	-2	-0.90%	↓
Units Price Changed	58	47	-11	-18.97%	↓
Units Went Pending	109	107	-2	-1.83%	↓
Units Sold	104	101	-3	-2.88%	↓

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Multi Family

Listing Inventory on September 8	2025	2026	Var.	Var. %	Trend
Listing Units	0	0	0	0%	↔
Average Days on Market	0	0	0	0%	↔
Average List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Approximate Absorption Rate	0.00%	0.00%	0%	0%	↔
Approximate Months Supply of Inventory	0.00	0.00	0.00	0%	↔
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	0	0	0	0%	↔
Average Original List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average Original List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	0	0	0	0%	↔
Average List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Average Days to Offer	0	0	0	0%	↔
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	0	0	0	0%	↔
Average Original List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average Original List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	0	0	0	0%	↔
Average Days on Market	0	0	0	0%	↔
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Average List Price	\$0.00	\$0.00	\$0.00	0%	↔
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Average Original List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average Original List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Average Sale Price as % of List Price	0%	0%	0%	0%	↔
Average Sale Price as % of Original List Price	0%	0%	0%	0%	↔
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of September 8	2025	2026	Var.	Var. %	Trend
Units Listed	0	0	0	0%	↔
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Units Went Pending	0	0	0	0%	↔
Units Sold	0	0	0	0%	↔

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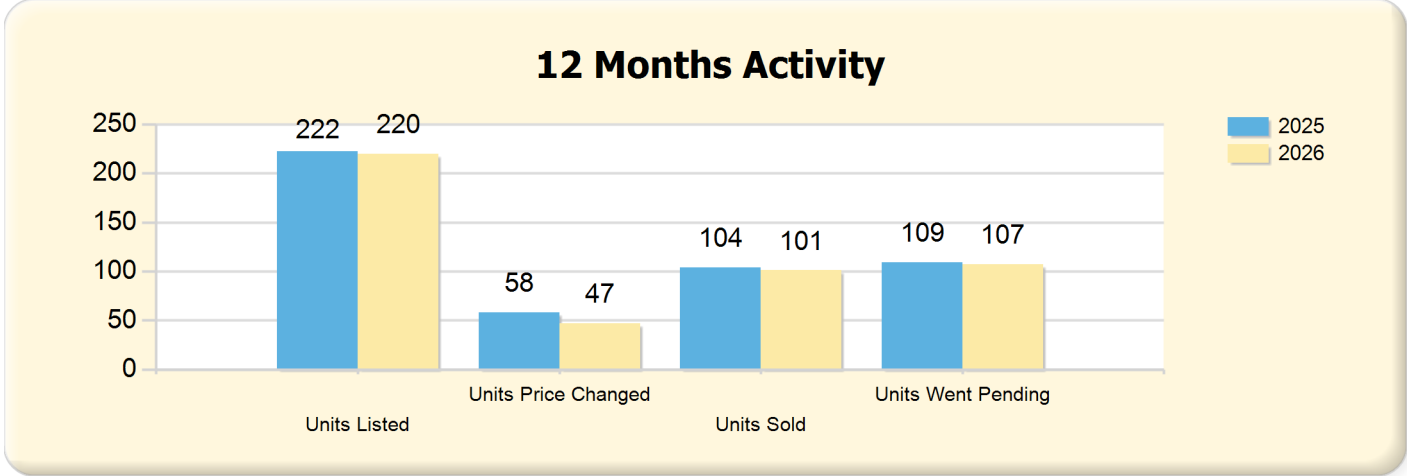
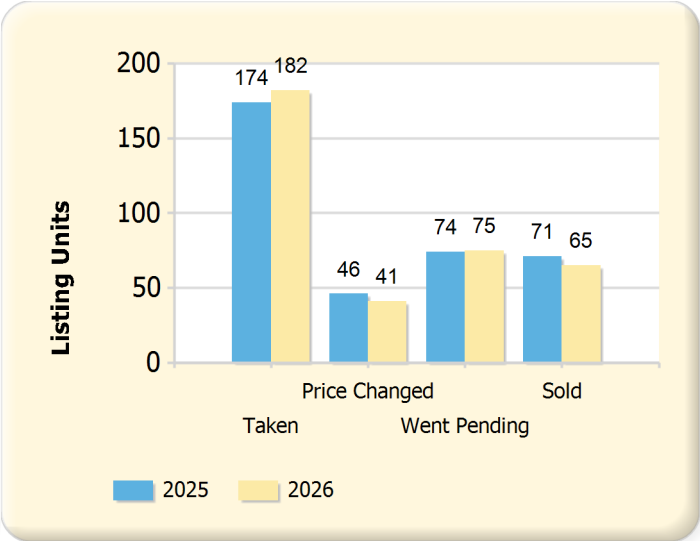
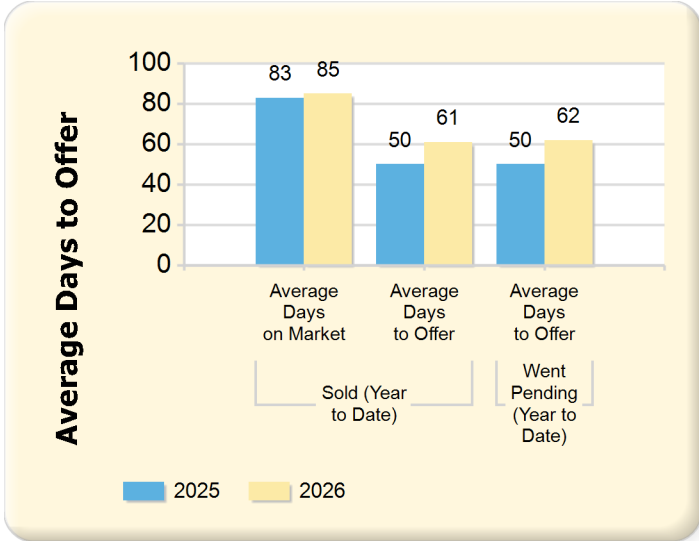
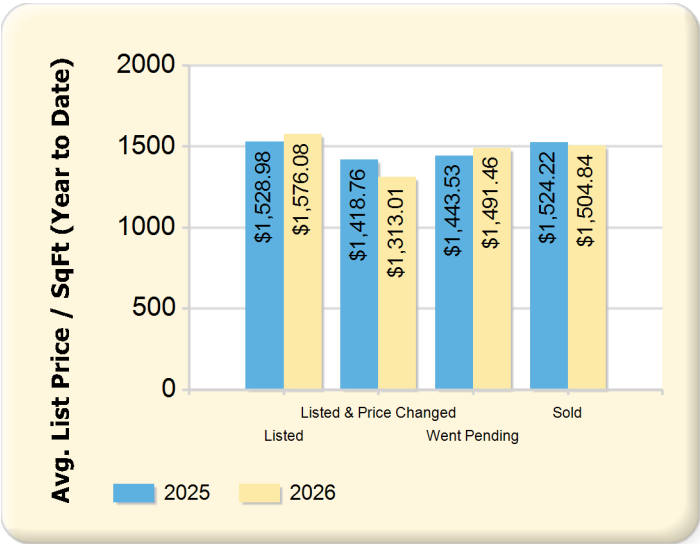
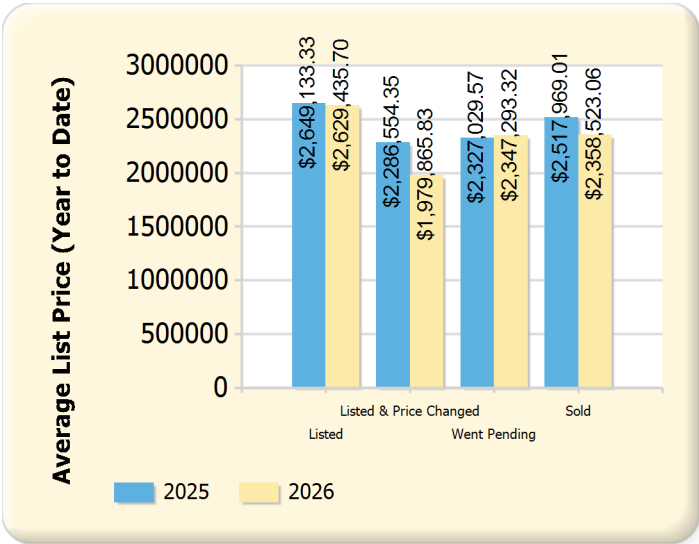


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