

Seaport District, 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	45	52	7	15.56%	↑
Average Days on Market	100	135	35	35%	↑
Average List Price	\$4,191,706.42	\$3,761,788.42	-\$429,918.00	-10.26%	↓
Average List \$ / SqFt	\$2,063.86	\$1,948.89	-\$114.97	-5.57%	↓
Approximate Absorption Rate	10.93%	10.26%	-0.67%	-6.13%	↓
Approximate Months Supply of Inventory	9.15	9.75	0.60	6.56%	↑
Listed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Taken)	127	141	14	11.02%	↑
Average Original List Price	\$3,273,072.99	\$2,962,184.98	-\$310,888.01	-9.50%	↓
Average Original List \$ / SqFt	\$1,926.29	\$1,853.53	-\$72.76	-3.78%	↓
Went Pending (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Went Pending)	49	53	4	8.16%	↑
Average List Price	\$2,612,820.02	\$2,358,720.47	-\$254,099.55	-9.73%	↓
Average List \$ / SqFt	\$1,777.50	\$1,760.96	-\$16.54	-0.93%	↓
Average Days to Offer	98	52	-46	-46.94%	↓
Listed & Price Changed (Year to Date)	2025	2026	Var.	Var. %	Trend
Listing Units (Price Changed)	37	41	4	10.81%	↑
Average Original List Price	\$3,006,054.05	\$2,274,582.93	-\$731,471.12	-24.33%	↓
Average Original List \$ / SqFt	\$1,919.93	\$1,685.20	-\$234.73	-12.23%	↓
Sold (Year to Date)	2025	2026	Var.	Var. %	Trend
Closed Units (Sold)	41	46	5	12.20%	↑
Average Days on Market	102	85	-17	-16.67%	↓
Average Days to Offer	87	64	-23	-26.44%	↓
Average Sale Price	\$2,824,955.85	\$2,377,452.17	-\$447,503.68	-15.84%	↓
Average Sale \$ / SqFt	\$1,804.23	\$1,683.37	-\$120.86	-6.70%	↓
Average List Price	\$2,909,445.88	\$2,526,786.85	-\$382,659.03	-13.15%	↓
Average List \$ / SqFt	\$1,857.73	\$1,770.48	-\$87.25	-4.70%	↓
Average Original List Price	\$2,960,519.02	\$2,626,439.02	-\$334,080.00	-11.28%	↓
Average Original List \$ / SqFt	\$1,891.28	\$1,809.38	-\$81.90	-4.33%	↓
Average Sale Price as % of List Price	97.31%	95.61%	-1.70%	-1.75%	↓
Average Sale Price as % of Original List Price	95.91%	94.18%	-1.73%	-1.80%	↓
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	169	190	21	12.43%	↑
Units Price Changed	50	50	0	0%	↔
Units Went Pending	66	73	7	10.61%	↑
Units Sold	59	64	5	8.47%	↑

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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%	↔
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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
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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%	↔
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 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%	↔
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Units Sold	0	0	0	0%	↔

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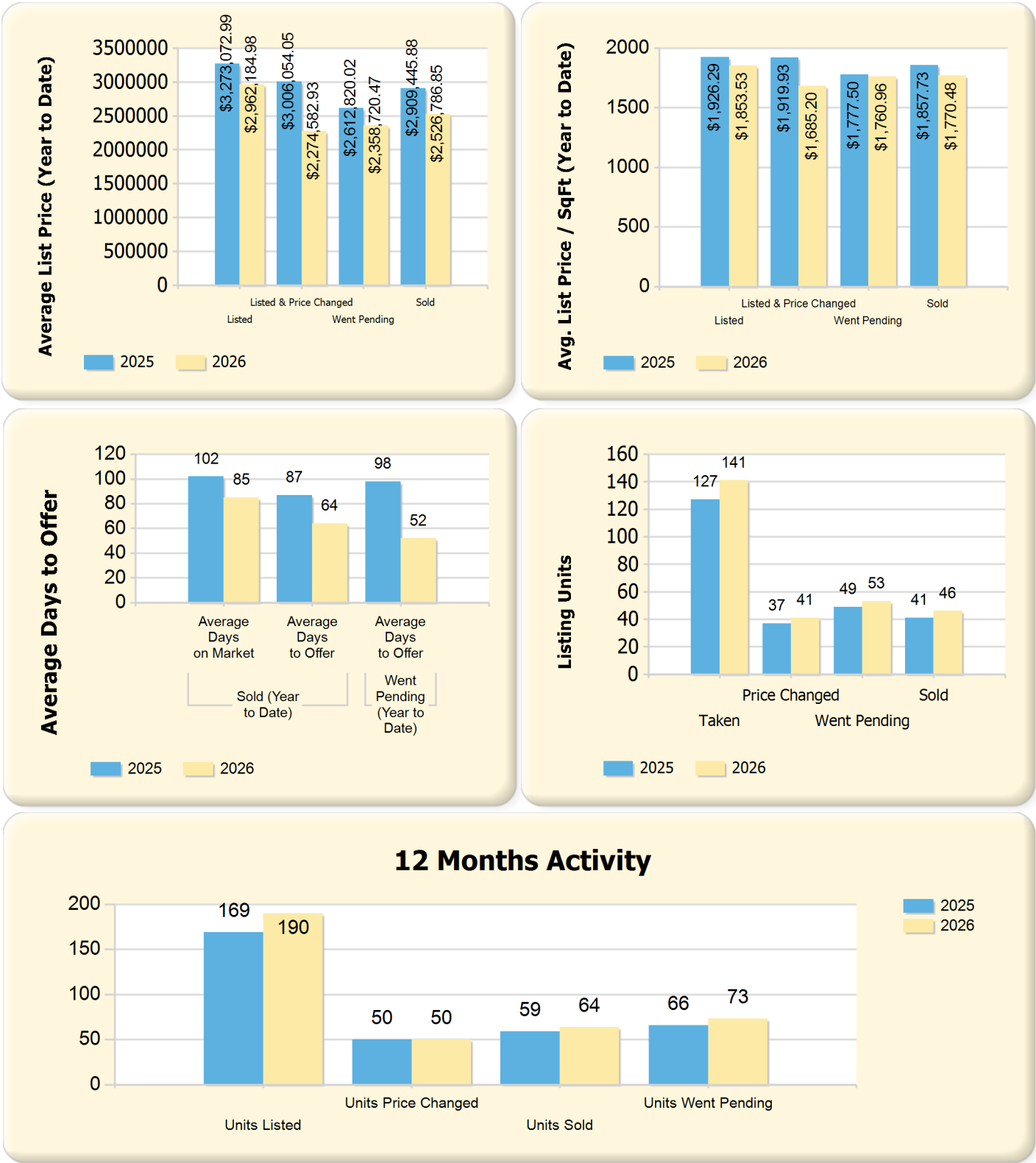


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