Boston, MA

Stable

Outlook label from our 3-month forecast: Strengthening at +0.5% or more, Softening at -0.5% or less, Stable in between. Describes the market; not a buy or sell recommendation.

Boston home prices rose 1.8% in a year to $724,414 and have flattened as inventory climbed 15.7%. We expect -0.08% in November and +0.82% over 12 months. Homes still go under contract in 14 days and 46.4% sell above list.

TYPICAL HOME VALUE	NEXT MONTH	3 MONTHS	12 MONTHS
$724,414	**-0.08%**	**+0.10%**	**+0.82%**
as of October 2026	$723,746 to $724,700	$724,295 to $729,540	$721,749 to $733,241



ZIPS GAINING ON THE METRO, 6 MO

01944 Manchester	+3.4 pts
02043 Hingham	+3.3 pts
03034 Candia	+3.1 pts

ZIPS FALLING BEHIND, 6 MO

02445 Brookline	-8.7 pts
02134 Boston	-7.3 pts
02115 Boston	-6.0 pts

Last times Boston looked like this (prices +1.8% over 12 months, +0.5% over 3). What prices did over the following year: Jul 2019 +4.0%; Jul 2010 -3.6%; Oct 2025 +1.8%. Across 9,984 similar setups nationwide since 2001, the median next 12 months was +2.7%, up 83% of the time.

WHAT CHANGES THE CALL

Newly pending sales fall more than 15% below last year	-10.3%	Not tripped
For-sale inventory runs more than 20% above last year	+15.7%	Not tripped
More than 28% of listings show a price cut	23.7%	Not tripped
The 30-year mortgage rate tops 7.5%	7.11%	Not tripped
Our 3-month forecast drops below -0.5%	+0.10%	Not tripped

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