

Seaport District, MA Area Market Review

2022 - 2026 As of April 16, 2026

Prepared by Joe Wolvek on Thursday, April 16, 2026

Condominium

| Listing Inventory on April 16 | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|----------------|----------------|----------------|----------------|----------------|
| Listing Units | 29 | 56 | 48 | 68 | 51 |
| Average Days on Market | 83 | 76 | 96 | 89 | 92 |
| Average List Price | \$2,760,179.31 | \$3,108,446.43 | \$2,841,129.15 | \$3,411,208.38 | \$3,950,062.33 |
| Average List \$ / SqFt | \$1,797.09 | \$2,058.04 | \$1,910.09 | \$2,032.12 | \$2,019.48 |
| Approximate Absorption Rate | 57.18% | 12.20% | 11.98% | 8.09% | 9.80% |
| Approximate Months Supply of Inventory | 1.75 | 8.20 | 8.35 | 12.36 | 10.20 |
| Listed (Year to Date) | 2022 | 2023 | 2024 | 2025 | 2026 |
| Listing Units (Taken) | 78 | 74 | 64 | 65 | 62 |
| Average Original List Price | \$2,235,370.51 | \$3,193,743.24 | \$2,951,832.80 | \$3,017,250.32 | \$2,816,567.48 |
| Average Original List \$ / SqFt | \$1,695.89 | \$2,245.30 | \$1,902.21 | \$1,915.25 | \$1,877.74 |
| Went Pending (Year to Date) | 2022 | 2023 | 2024 | 2025 | 2026 |
| Listing Units (Went Pending) | 62 | 22 | 29 | 19 | 20 |
| Average List Price | \$1,928,653.23 | \$2,175,768.18 | \$2,926,268.97 | \$2,157,731.58 | \$2,718,800.00 |
| Average List \$ / SqFt | \$1,528.15 | \$1,771.31 | \$1,779.95 | \$1,704.45 | \$1,826.49 |
| Average Days to Offer | 47 | 37 | 75 | 101 | 68 |
| Listed & Price Changed (Year to Date) | 2022 | 2023 | 2024 | 2025 | 2026 |
| Listing Units (Price Changed) | 6 | 6 | 12 | 8 | 12 |
| Average Original List Price | \$3,078,000.00 | \$8,636,166.67 | \$3,086,000.00 | \$2,732,250.00 | \$2,058,416.67 |
| Average Original List \$ / SqFt | \$1,745.44 | \$5,660.64 | \$2,061.09 | \$1,968.09 | \$1,450.07 |
| Sold (Year to Date) | 2022 | 2023 | 2024 | 2025 | 2026 |
| Closed Units (Sold) | 52 | 17 | 21 | 15 | 16 |
| Average Days on Market | 85 | 44 | 91 | 113 | 110 |
| Average Days to Offer | 34 | 39 | 84 | 105 | 80 |
| Average Sale Price | \$2,020,950.00 | \$2,744,382.35 | \$2,406,547.62 | \$2,526,033.33 | \$3,048,437.50 |
| Average Sale \$ / SqFt | \$1,513.56 | \$1,907.30 | \$1,669.06 | \$1,796.20 | \$1,876.52 |
| Average List Price | \$2,038,871.15 | \$2,835,405.88 | \$2,504,709.52 | \$2,569,860.00 | \$3,315,687.50 |
| Average List \$ / SqFt | \$1,525.51 | \$1,936.87 | \$1,724.70 | \$1,835.82 | \$1,997.98 |
| Average Original List Price | \$2,051,563.46 | \$2,876,582.35 | \$2,571,476.19 | \$2,597,859.93 | \$3,507,250.00 |
| Average Original List \$ / SqFt | \$1,529.36 | \$1,962.26 | \$1,765.29 | \$1,858.94 | \$2,055.18 |
| Average Sale Price as % of List Price | 99.12% | 99.24% | 96.92% | 97.64% | 95.23% |
| Average Sale Price as % of Original List Price | 98.82% | 97.65% | 95.08% | 96.57% | 94.11% |
| Sold Units - Short Sale | 0 | 0 | 0 | 0 | 0 |
| Sold Units - Lender-Owned | 0 | 0 | 0 | 0 | 0 |
| 12-Month Activity as of April 16 | 2022 | 2023 | 2024 | 2025 | 2026 |
| Units Listed | 308 | 192 | 190 | 163 | 173 |
| Units Price Changed | 28 | 37 | 50 | 32 | 37 |
| Units Went Pending | 216 | 72 | 80 | 61 | 70 |
| Units Sold | 199 | 82 | 69 | 66 | 60 |

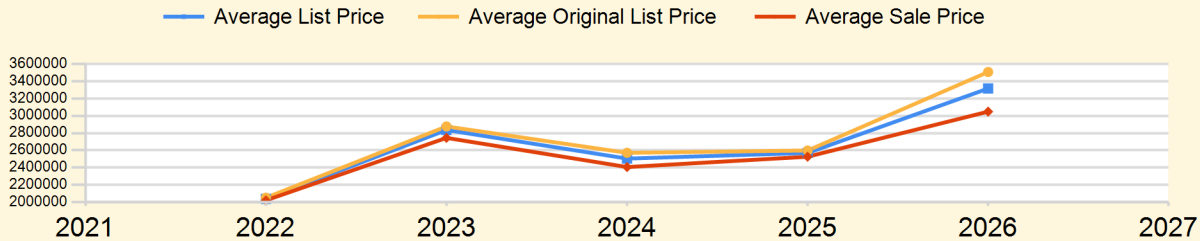
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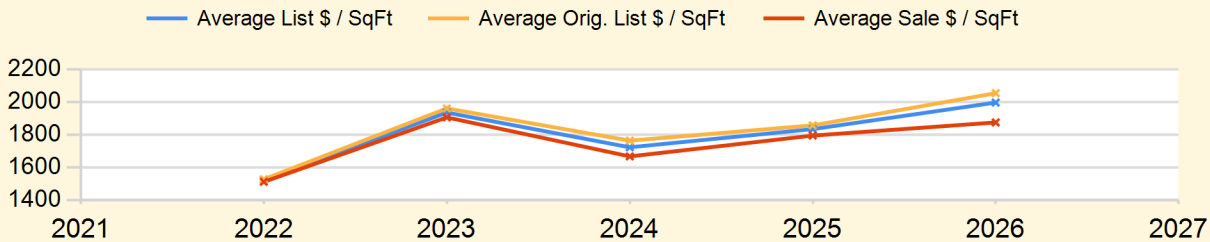
Condominium

Average Price (Sold Inventory - Year to Date)



| Solds / Year | 2022 | 2023 | 2024 | 2025 | 2026 |
|---------------------|----------------|----------------|----------------|----------------|----------------|
| List Price | \$2,038,871.15 | \$2,835,405.88 | \$2,504,709.52 | \$2,569,860.00 | \$3,315,687.50 |
| Original List Price | \$2,051,563.46 | \$2,876,582.35 | \$2,571,476.19 | \$2,597,859.93 | \$3,507,250.00 |
| Sale Price | \$2,020,950.00 | \$2,744,382.35 | \$2,406,547.62 | \$2,526,033.33 | \$3,048,437.50 |

Average Price / SqFt (Sold Inventory - Year to Date)



| Solds / Year | 2022 | 2023 | 2024 | 2025 | 2026 |
|----------------------|------------|------------|------------|------------|------------|
| List \$ / SqFt | \$1,525.51 | \$1,936.87 | \$1,724.70 | \$1,835.82 | \$1,997.98 |
| Orig. List \$ / SqFt | \$1,529.36 | \$1,962.26 | \$1,765.29 | \$1,858.94 | \$2,055.18 |
| Sale \$ / SqFt | \$1,513.56 | \$1,907.30 | \$1,669.06 | \$1,796.20 | \$1,876.52 |

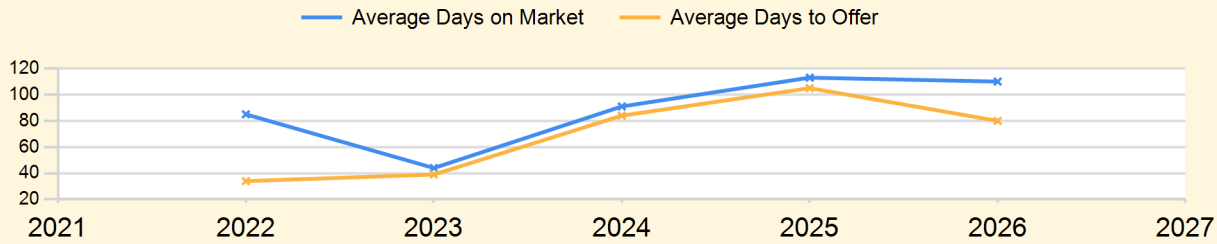
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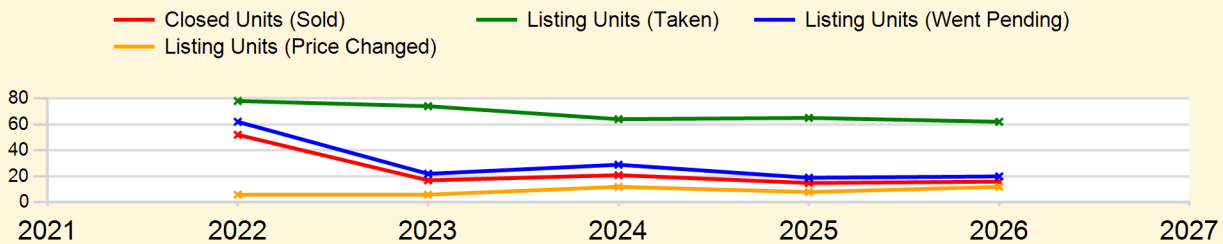
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Average Days to Offer (Sold Inventory - Year to Date)



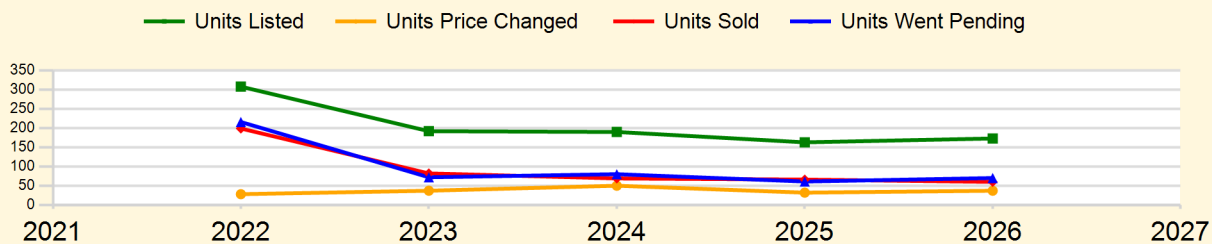
| Solds / Year | 2022 | 2023 | 2024 | 2025 | 2026 |
|----------------|------|------|------|------|------|
| Days on Market | 85 | 44 | 91 | 113 | 110 |
| Days to Offer | 34 | 39 | 84 | 105 | 80 |

Listing Units (Year to Date)



| Category / Year | 2022 | 2023 | 2024 | 2025 | 2026 |
|---------------------|------|------|------|------|------|
| Units Sold | 52 | 17 | 21 | 15 | 16 |
| Units Price Changed | 6 | 6 | 12 | 8 | 12 |
| Units Taken | 78 | 74 | 64 | 65 | 62 |
| Units Went Pending | 62 | 22 | 29 | 19 | 20 |

12 Months Activity



| Category / Year | 2022 | 2023 | 2024 | 2025 | 2026 |
|---------------------|------|------|------|------|------|
| Units Listed | 308 | 192 | 190 | 163 | 173 |
| Units Price Changed | 28 | 37 | 50 | 32 | 37 |
| Units Sold | 199 | 82 | 69 | 66 | 60 |
| Units Went Pending | 216 | 72 | 80 | 61 | 70 |