

Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

Single-Family Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	9	+ 28.6%	7	9	+ 28.6%
Closed Sales	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$965,000	\$710,000	- 26.4%	\$965,000	\$710,000	- 26.4%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	47	47	0.0%	47	47	0.0%
Percent of Original List Price Received*	102.8%	102.3%	- 0.5%	102.8%	102.3%	- 0.5%
New Listings	8	8	0.0%	8	8	0.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

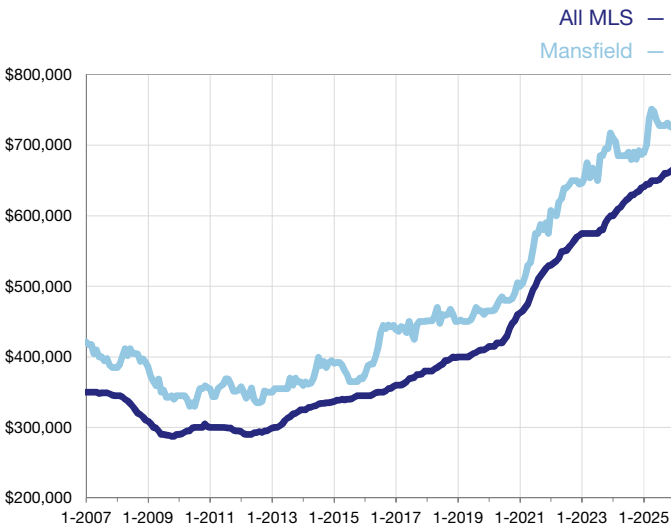
Condominium Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$354,000	\$580,000	+ 63.8%	\$354,000	\$580,000	+ 63.8%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	18	43	+ 138.9%	18	43	+ 138.9%
Percent of Original List Price Received*	102.1%	97.5%	- 4.5%	102.1%	97.5%	- 4.5%
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

