

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bourne

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	8	0.0%	17	20	+ 17.6%
Closed Sales	12	8	- 33.3%	25	21	- 16.0%
Median Sales Price*	\$666,000	\$714,000	+ 7.2%	\$595,000	\$725,000	+ 21.8%
Inventory of Homes for Sale	24	24	0.0%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	68	115	+ 69.1%	54	76	+ 40.7%
Percent of Original List Price Received*	94.6%	93.8%	- 0.8%	95.6%	94.0%	- 1.7%
New Listings	15	9	- 40.0%	21	17	- 19.0%

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

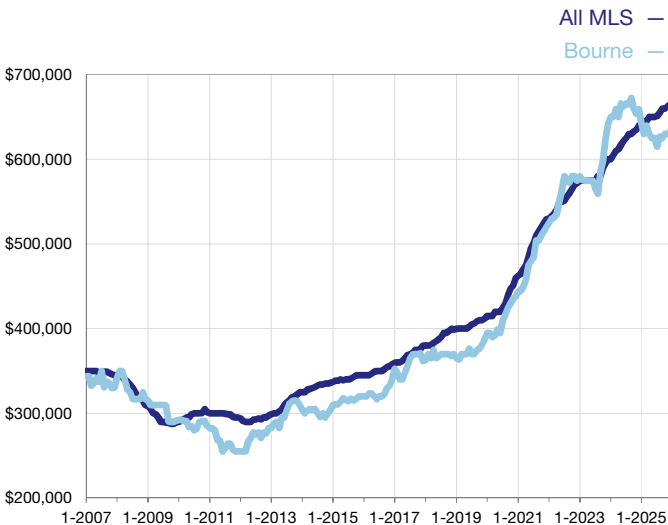
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	3	+ 50.0%	7	4	- 42.9%
Closed Sales	1	1	0.0%	5	4	- 20.0%
Median Sales Price*	\$395,000	\$310,000	- 21.5%	\$394,000	\$482,500	+ 22.5%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	2.9	2.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	99	98	- 1.0%	51	56	+ 9.8%
Percent of Original List Price Received*	95.2%	83.8%	- 12.0%	98.6%	94.2%	- 4.5%
New Listings	2	4	+ 100.0%	6	4	- 33.3%

* 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

