

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hamilton

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	3	0.0%	8	6	- 25.0%
Closed Sales	4	3	- 25.0%	8	8	0.0%
Median Sales Price*	\$1,710,000	\$755,000	- 55.8%	\$1,007,500	\$827,500	- 17.9%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	87	49	- 43.7%	53	35	- 34.0%
Percent of Original List Price Received*	89.1%	98.8%	+ 10.9%	96.9%	100.1%	+ 3.3%
New Listings	4	3	- 25.0%	9	7	- 22.2%

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

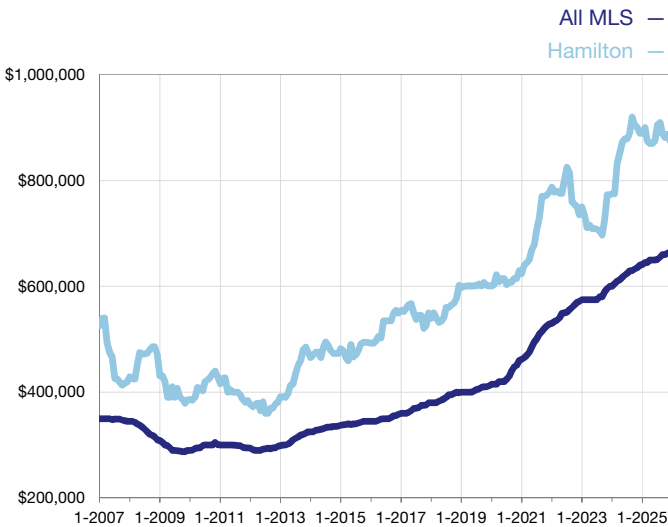
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	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

