

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	6	- 14.3%	14	11	- 21.4%
Closed Sales	8	4	- 50.0%	11	7	- 36.4%
Median Sales Price*	\$772,500	\$582,000	- 24.7%	\$775,000	\$699,000	- 9.8%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	43	51	+ 18.6%	44	49	+ 11.4%
Percent of Original List Price Received*	94.6%	98.2%	+ 3.8%	96.9%	99.9%	+ 3.1%
New Listings	8	7	- 12.5%	16	15	- 6.3%

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

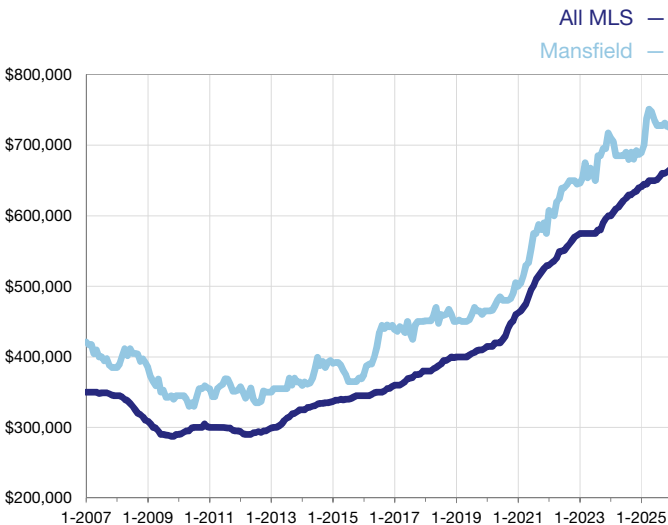
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	3	+ 50.0%	3	5	+ 66.7%
Closed Sales	1	2	+ 100.0%	3	3	0.0%
Median Sales Price*	\$500,000	\$364,700	- 27.1%	\$363,000	\$510,000	+ 40.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	18	42	+ 133.3%	18	42	+ 133.3%
Percent of Original List Price Received*	102.0%	92.6%	- 9.2%	102.1%	94.2%	- 7.7%
New Listings	2	2	0.0%	3	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

