

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Palmer

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	12	+ 50.0%	15	18	+ 20.0%
Closed Sales	7	11	+ 57.1%	15	15	0.0%
Median Sales Price*	\$350,500	\$315,000	- 10.1%	\$342,220	\$340,000	- 0.6%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	91	23	- 74.7%	76	51	- 32.9%
Percent of Original List Price Received*	99.0%	101.8%	+ 2.8%	97.1%	99.6%	+ 2.6%
New Listings	7	6	- 14.3%	15	16	+ 6.7%

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

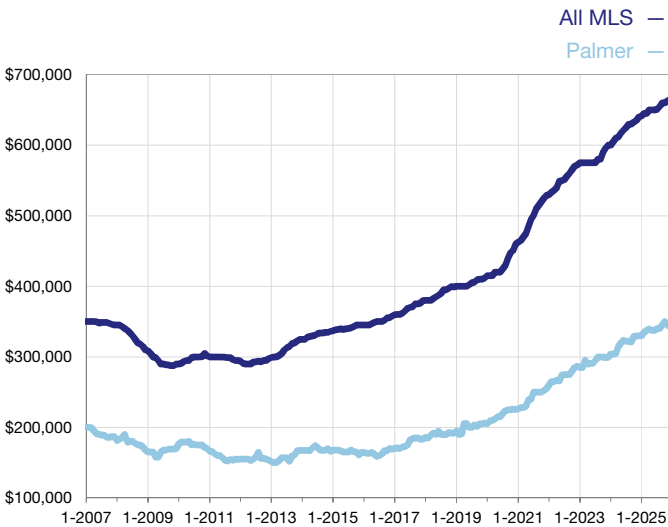
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	1	- 50.0%	2	2	0.0%
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$360,000	--	\$0	\$267,250	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	23	--	0	22	--
Percent of Original List Price Received*	0.0%	100.0%	--	0.0%	98.8%	--
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

