

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Rockport

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	4	1	- 75.0%
Closed Sales	2	2	0.0%	7	5	- 28.6%
Median Sales Price*	\$547,497	<b>\$590,000</b>	+ 7.8%	\$880,000	<b>\$810,000</b>	- 8.0%
Inventory of Homes for Sale	1	10	+ 900.0%	--	--	--
Months Supply of Inventory	0.3	2.5	+ 733.3%	--	--	--
Cumulative Days on Market Until Sale	47	30	- 36.2%	48	28	- 41.7%
Percent of Original List Price Received*	93.4%	107.5%	+ 15.1%	112.2%	102.9%	- 8.3%
New Listings	1	4	+ 300.0%	2	5	+ 150.0%

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

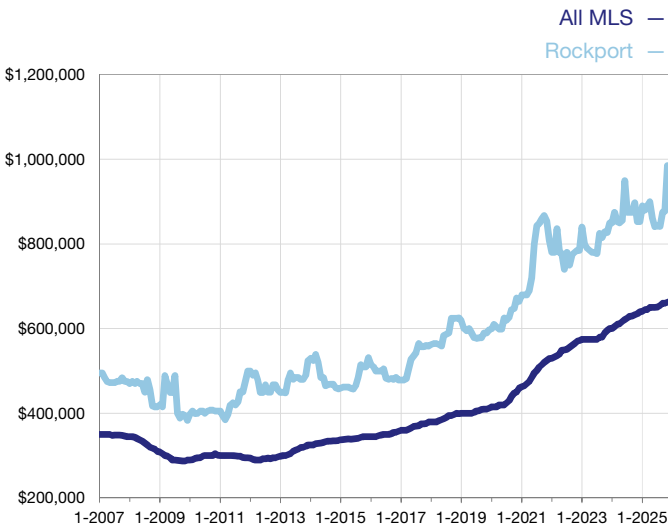
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	1	- 75.0%	5	3	- 40.0%
Closed Sales	2	2	0.0%	4	2	- 50.0%
Median Sales Price*	\$804,000	<b>\$459,500</b>	- 42.8%	\$677,000	<b>\$459,500</b>	- 32.1%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	27	73	+ 170.4%	33	73	+ 121.2%
Percent of Original List Price Received*	98.7%	92.3%	- 6.5%	98.9%	92.3%	- 6.7%
New Listings	0	1	--	3	2	- 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

