

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southampton

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	3	+ 200.0%	6	5	- 16.7%
Closed Sales	3	1	- 66.7%	10	6	- 40.0%
Median Sales Price*	\$475,000	\$885,000	+ 86.3%	\$463,750	\$622,125	+ 34.2%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	65	70	+ 7.7%	42	57	+ 35.7%
Percent of Original List Price Received*	101.5%	98.9%	- 2.6%	98.4%	101.9%	+ 3.6%
New Listings	4	2	- 50.0%	10	2	- 80.0%

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

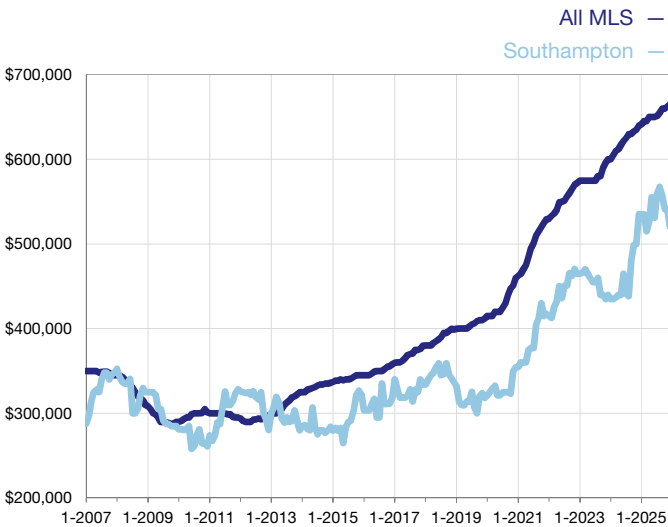
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$450,000	\$0	- 100.0%	\$450,000	\$0	- 100.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	4	0	- 100.0%	4	0	- 100.0%
Percent of Original List Price Received*	102.5%	0.0%	- 100.0%	102.5%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	3	0	- 100.0%

* 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

