

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoughton

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	10	+ 11.1%	19	21	+ 10.5%
Closed Sales	11	10	- 9.1%	22	23	+ 4.5%
Median Sales Price*	\$619,000	\$655,000	+ 5.8%	\$610,000	\$610,000	0.0%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	38	34	- 10.5%	39	40	+ 2.6%
Percent of Original List Price Received*	99.8%	100.4%	+ 0.6%	99.5%	97.5%	- 2.0%
New Listings	8	13	+ 62.5%	17	21	+ 23.5%

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

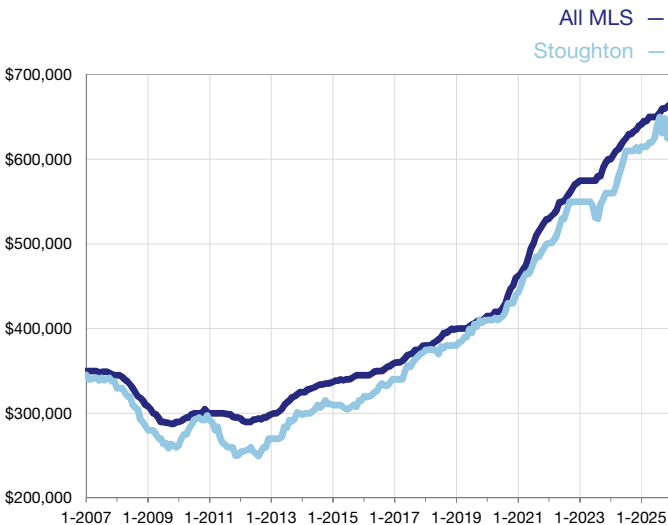
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	4	- 33.3%	11	8	- 27.3%
Closed Sales	3	3	0.0%	6	8	+ 33.3%
Median Sales Price*	\$350,000	\$419,900	+ 20.0%	\$305,500	\$412,450	+ 35.0%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	12	18	+ 50.0%	17	34	+ 100.0%
Percent of Original List Price Received*	103.2%	100.5%	- 2.6%	99.4%	98.8%	- 0.6%
New Listings	9	5	- 44.4%	17	10	- 41.2%

* 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

