

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wales

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------|----------|--------------|-----------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 0 | 0 | -- | 1 | 1 | 0.0% |
| Closed Sales | 1 | 0 | - 100.0% | 1 | 1 | 0.0% |
| Median Sales Price* | \$311,000 | \$0 | - 100.0% | \$311,000 | \$380,000 | + 22.2% |
| Inventory of Homes for Sale | 9 | 3 | - 66.7% | -- | -- | -- |
| Months Supply of Inventory | 4.8 | 1.4 | - 70.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 80 | 0 | - 100.0% | 80 | 23 | - 71.3% |
| Percent of Original List Price Received* | 95.7% | 0.0% | - 100.0% | 95.7% | 95.0% | - 0.7% |
| 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.

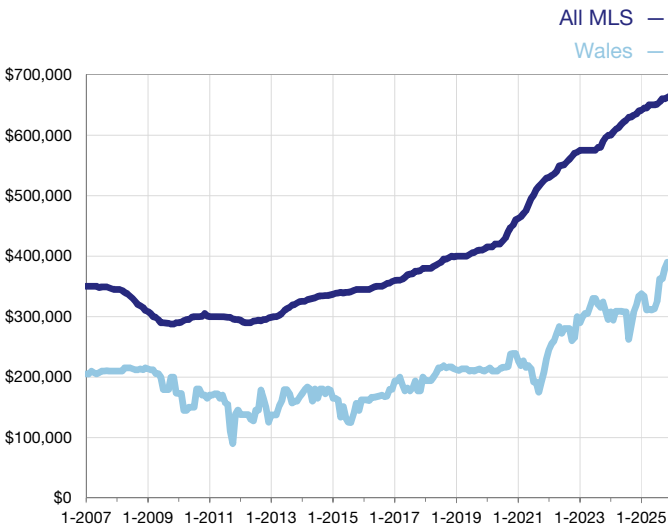
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|--|----------|------|-------|--------------|------|-------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 0 | 0 | -- | 0 | 0 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 0 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$0 | -- |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 0 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 0.0% | -- |
| 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

