

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waterfront

Single-Family 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.

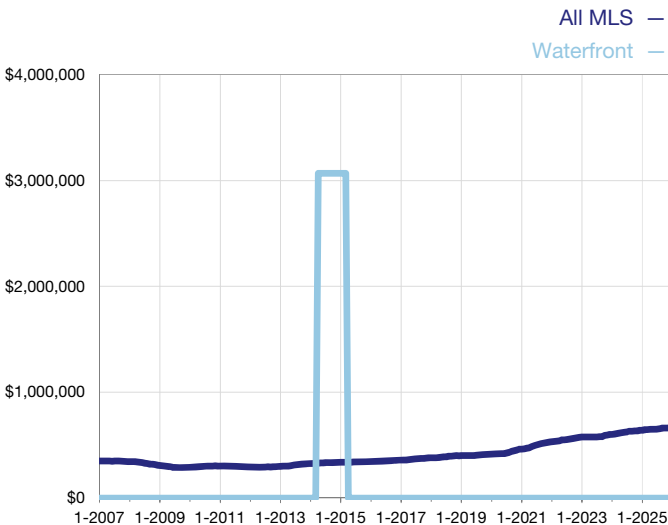
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	9	+ 28.6%	13	18	+ 38.5%
Closed Sales	7	7	0.0%	15	11	- 26.7%
Median Sales Price*	\$1,725,000	\$1,750,000	+ 1.4%	\$925,000	\$1,650,000	+ 78.4%
Inventory of Homes for Sale	44	45	+ 2.3%	--	--	--
Months Supply of Inventory	5.3	5.9	+ 11.3%	--	--	--
Cumulative Days on Market Until Sale	104	87	- 16.3%	96	104	+ 8.3%
Percent of Original List Price Received*	90.6%	93.9%	+ 3.6%	92.5%	95.3%	+ 3.0%
New Listings	16	17	+ 6.3%	32	34	+ 6.3%

* 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

