

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	6	- 14.3%	12	11	- 8.3%
Closed Sales	6	4	- 33.3%	11	8	- 27.3%
Median Sales Price*	\$497,500	\$490,000	- 1.5%	\$490,000	\$609,950	+ 24.5%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	65	45	- 30.8%	45	49	+ 8.9%
Percent of Original List Price Received*	98.4%	96.8%	- 1.6%	100.7%	98.6%	- 2.1%
New Listings	7	3	- 57.1%	14	12	- 14.3%

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

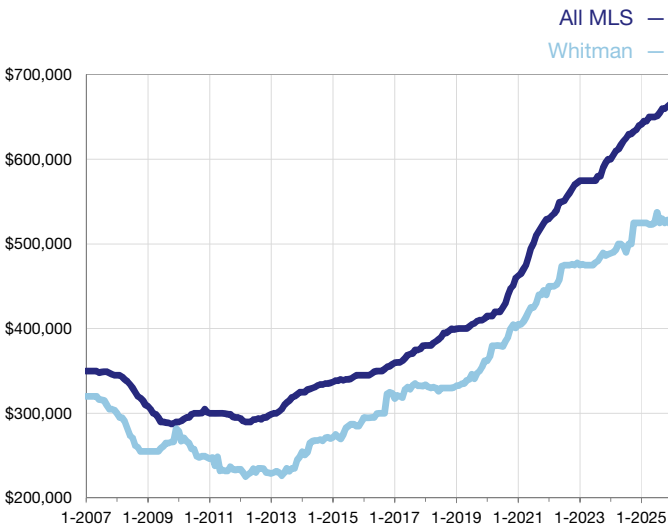
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	4	0.0%	6	5	- 16.7%
Closed Sales	0	0	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$0	--	\$442,500	\$412,500	- 6.8%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	26	26	0.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.2%	102.8%	+ 2.6%
New Listings	1	2	+ 100.0%	5	3	- 40.0%

* 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

