

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	11	+ 83.3%	30	33	+ 10.0%
Closed Sales	10	9	- 10.0%	26	22	- 15.4%
Median Sales Price*	\$835,000	\$755,000	- 9.6%	\$797,500	\$677,500	- 15.0%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	10	59	+ 490.0%	27	51	+ 88.9%
Percent of Original List Price Received*	106.3%	98.1%	- 7.7%	101.7%	99.0%	- 2.7%
New Listings	14	18	+ 28.6%	39	42	+ 7.7%

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

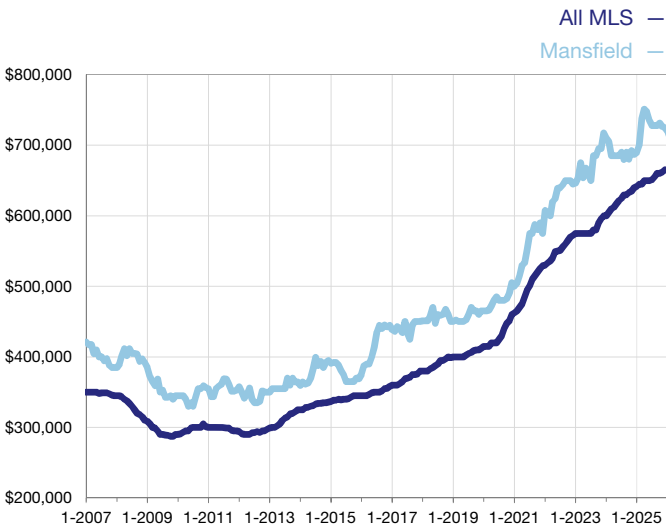
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	5	+ 150.0%	7	12	+ 71.4%
Closed Sales	2	0	- 100.0%	7	8	+ 14.3%
Median Sales Price*	\$420,000	\$0	- 100.0%	\$363,000	\$397,500	+ 9.5%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	9	0	- 100.0%	15	32	+ 113.3%
Percent of Original List Price Received*	100.9%	0.0%	- 100.0%	102.9%	98.6%	- 4.2%
New Listings	4	9	+ 125.0%	9	16	+ 77.8%

* 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

