

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Palmer

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	9	+ 50.0%	32	35	+ 9.4%
Closed Sales	8	3	- 62.5%	33	32	- 3.0%
Median Sales Price*	\$387,500	\$219,000	- 43.5%	\$342,220	\$345,000	+ 0.8%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	36	59	+ 63.9%	57	54	- 5.3%
Percent of Original List Price Received*	103.2%	99.1%	- 4.0%	99.9%	99.7%	- 0.2%
New Listings	8	17	+ 112.5%	34	42	+ 23.5%

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

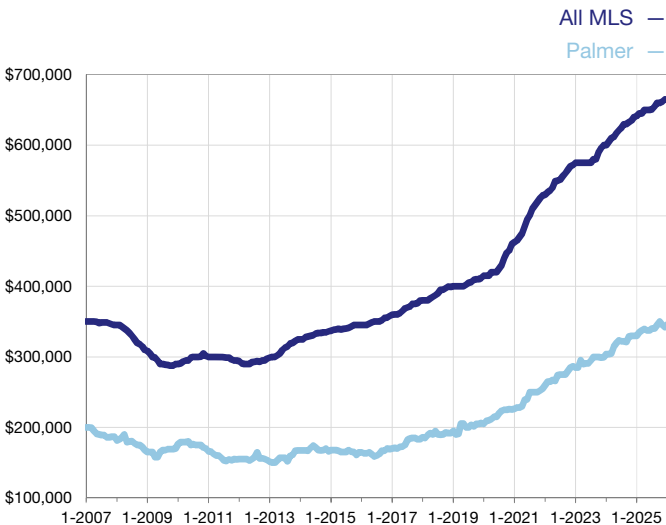
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	4	3	- 25.0%
Closed Sales	2	2	0.0%	3	5	+ 66.7%
Median Sales Price*	\$205,000	\$175,000	- 14.6%	\$188,150	\$230,000	+ 22.2%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	72	58	- 19.4%	94	44	- 53.2%
Percent of Original List Price Received*	102.6%	100.1%	- 2.4%	101.4%	99.4%	- 2.0%
New Listings	2	0	- 100.0%	4	1	- 75.0%

\* 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

