

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southampton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	7	+ 133.3%	13	14	+ 7.7%
Closed Sales	2	3	+ 50.0%	15	11	- 26.7%
Median Sales Price*	\$606,000	<b>\$675,000</b>	+ 11.4%	\$494,000	<b>\$630,000</b>	+ 27.5%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	2.0	<b>1.8</b>	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	23	<b>117</b>	+ 408.7%	41	<b>80</b>	+ 95.1%
Percent of Original List Price Received*	102.0%	<b>106.9%</b>	+ 4.8%	98.3%	<b>102.0%</b>	+ 3.8%
New Listings	8	<b>8</b>	0.0%	20	<b>14</b>	- 30.0%

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

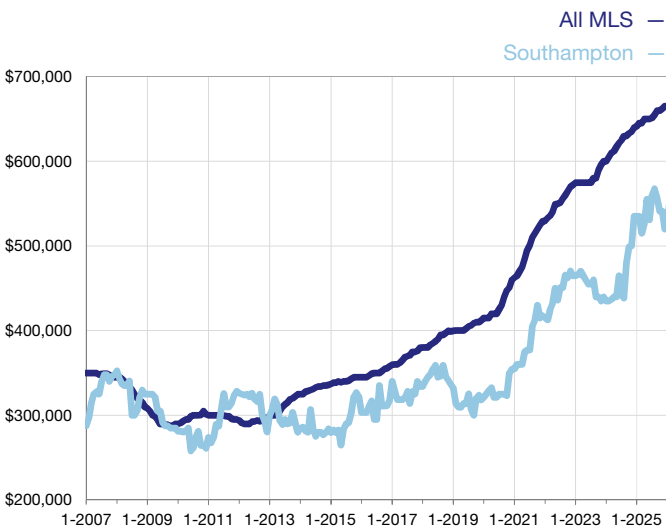
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$450,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	4	0	- 100.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	102.5%	<b>0.0%</b>	- 100.0%
New Listings	0	0	--	3	0	- 100.0%

\* 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

