

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wales

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	6	5	- 16.7%
Closed Sales	1	2	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$313,000	\$410,000	+ 31.0%	\$312,000	\$410,000	+ 31.4%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	4.5	3.5	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	19	10	- 47.4%	50	37	- 26.0%
Percent of Original List Price Received*	113.8%	107.2%	- 5.8%	104.8%	98.5%	- 6.0%
New Listings	4	1	- 75.0%	9	8	- 11.1%

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

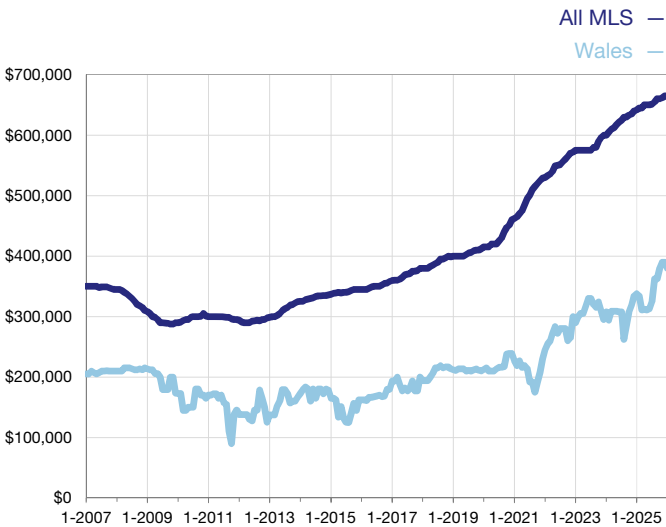
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	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.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

