

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waterfront

Single-Family 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.

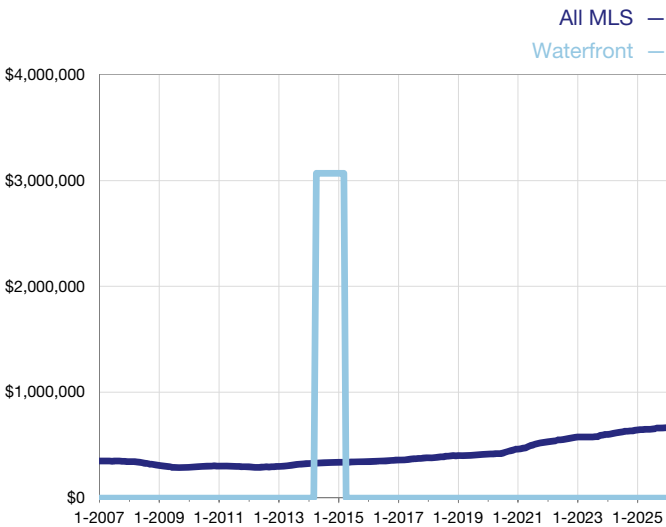
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	10	+ 11.1%	32	40	+ 25.0%
Closed Sales	8	11	+ 37.5%	31	30	- 3.2%
Median Sales Price*	\$1,374,500	\$1,064,000	- 22.6%	\$1,349,000	\$1,318,000	- 2.3%
Inventory of Homes for Sale	65	68	+ 4.6%	--	--	--
Months Supply of Inventory	7.7	8.7	+ 13.0%	--	--	--
Cumulative Days on Market Until Sale	37	108	+ 191.9%	69	104	+ 50.7%
Percent of Original List Price Received*	97.7%	95.4%	- 2.4%	95.4%	95.0%	- 0.4%
New Listings	25	22	- 12.0%	78	87	+ 11.5%

* 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

