Local Market Update – July 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Plainville

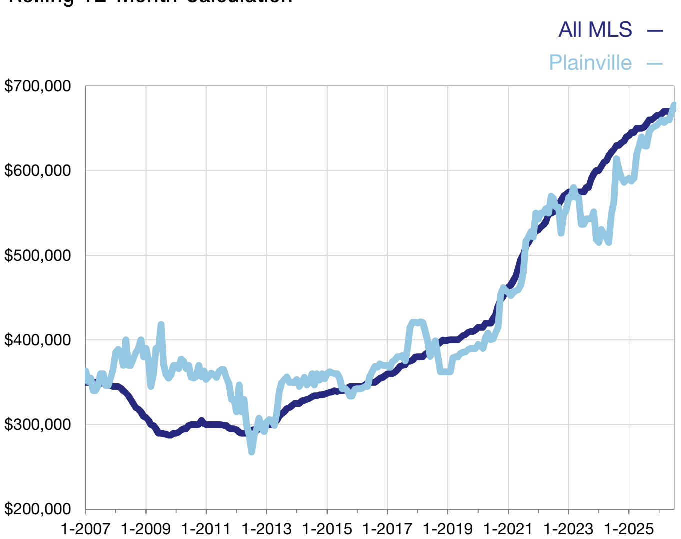
Single-Family Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**9**	+ 50.0%	29	**40**	+ 37.9%
Closed Sales	4	**9**	+ 125.0%	24	**31**	+ 29.2%
Median Sales Price*	$620,000	**$700,000**	+ 12.9%	$651,750	**$700,000**	+ 7.4%
Inventory of Homes for Sale	6	**7**	+ 16.7%	--	--	--
Months Supply of Inventory	1.5	**1.1**	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	15	**30**	+ 100.0%	19	**25**	+ 31.6%
Percent of Original List Price Received*	103.4%	**98.8%**	- 4.4%	105.4%	**100.3%**	- 4.8%
New Listings	6	**7**	+ 16.7%	35	**53**	+ 51.4%

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

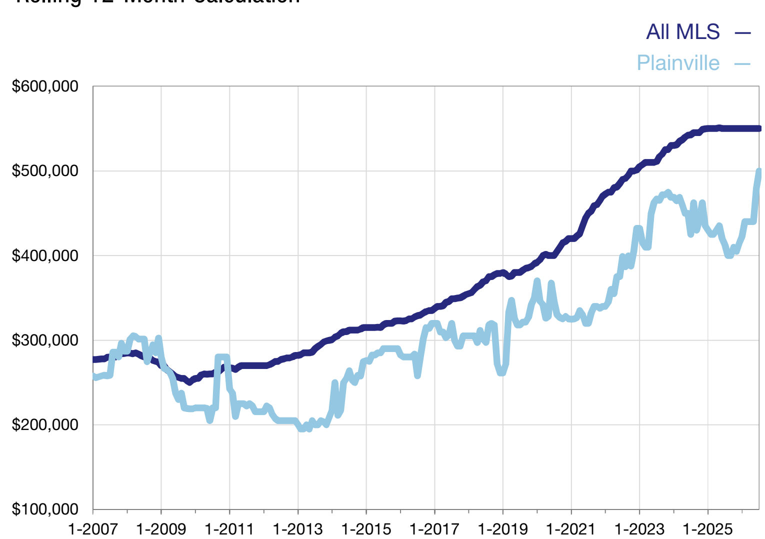
Condominium Properties	July			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**5**	+ 400.0%	10	**16**	+ 60.0%
Closed Sales	3	**8**	+ 166.7%	9	**13**	+ 44.4%
Median Sales Price*	$410,000	**$514,500**	+ 25.5%	$410,000	**$510,000**	+ 24.4%
Inventory of Homes for Sale	1	**2**	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	**0.7**	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	10	**20**	+ 100.0%	22	**21**	- 4.5%
Percent of Original List Price Received*	103.9%	**101.4%**	- 2.4%	100.4%	**101.5%**	+ 1.1%
New Listings	1	**1**	0.0%	10	**18**	+ 80.0%

* 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



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