

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Alford

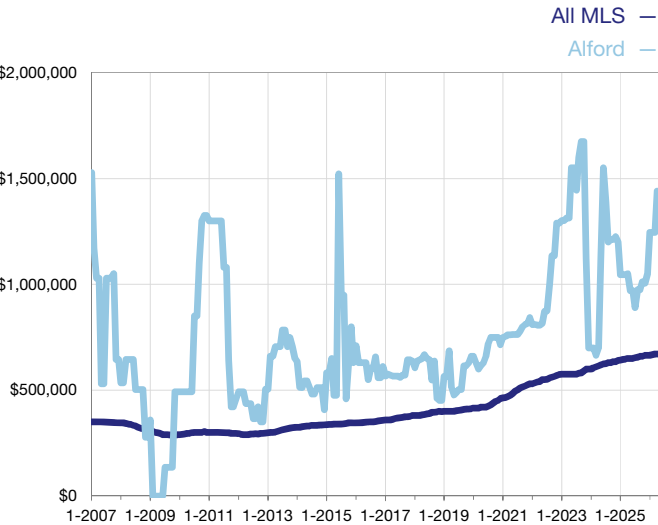
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				1	0	- 100.0%	3	3	0.0%
Closed Sales				3	0	- 100.0%	5	3	- 40.0%
Median Sales Price*				\$1,440,000	\$0	- 100.0%	\$1,050,000	\$1,199,082	+ 14.2%
Inventory of Homes for Sale				8	6	- 25.0%	--	--	--
Months Supply of Inventory				6.9	4.8	- 30.4%	--	--	--
Cumulative Days on Market Until Sale				99	0	- 100.0%	120	225	+ 87.5%
Percent of Original List Price Received*				99.3%	0.0%	- 100.0%	98.1%	92.3%	- 5.9%
New Listings				3	1	- 66.7%	9	6	- 33.3%

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

Condominium Properties				August			Year to Date		
Key Metrics				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

