

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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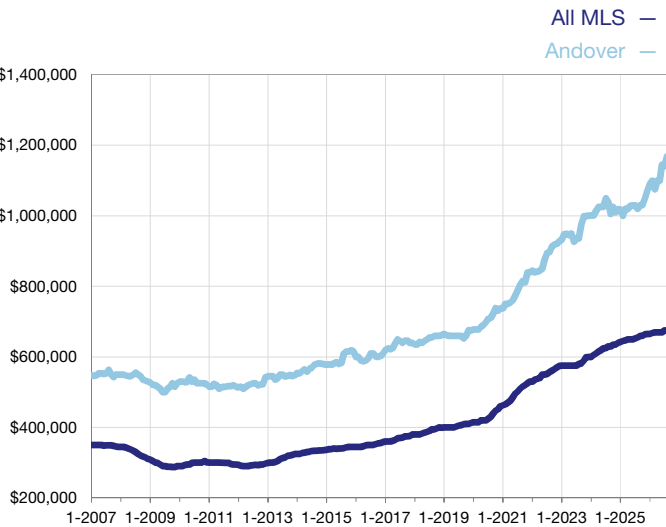
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	25	27	+ 8.0%	201	182	- 9.5%
Closed Sales	37	20	- 45.9%	189	161	- 14.8%
Median Sales Price*	\$925,000	\$1,130,566	+ 22.2%	\$1,071,000	\$1,210,000	+ 13.0%
Inventory of Homes for Sale	37	47	+ 27.0%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	27	32	+ 18.5%	33	31	- 6.1%
Percent of Original List Price Received*	99.9%	101.6%	+ 1.7%	102.6%	103.5%	+ 0.9%
New Listings	15	24	+ 60.0%	237	239	+ 0.8%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	18	+ 260.0%	71	79	+ 11.3%
Closed Sales	10	15	+ 50.0%	72	69	- 4.2%
Median Sales Price*	\$545,000	\$560,000	+ 2.8%	\$494,150	\$525,000	+ 6.2%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	24	47	+ 95.8%	35	48	+ 37.1%
Percent of Original List Price Received*	103.3%	96.5%	- 6.6%	101.6%	97.5%	- 4.0%
New Listings	4	15	+ 275.0%	90	103	+ 14.4%

* 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

