

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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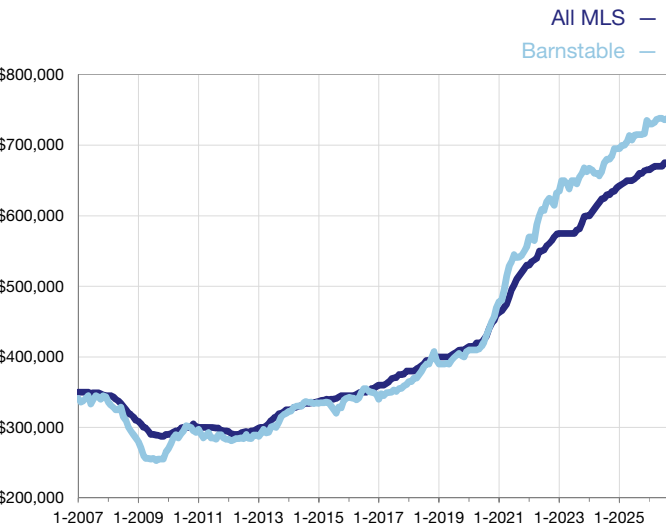
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	45	45	0.0%	321	322	+ 0.3%
Closed Sales	41	31	- 24.4%	311	284	- 8.7%
Median Sales Price*	\$743,000	\$799,000	+ 7.5%	\$730,000	\$732,000	+ 0.3%
Inventory of Homes for Sale	121	118	- 2.5%	--	--	--
Months Supply of Inventory	3.1	3.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	49	55	+ 12.2%	56	56	0.0%
Percent of Original List Price Received*	95.9%	96.5%	+ 0.6%	96.1%	95.4%	- 0.7%
New Listings	55	51	- 7.3%	399	415	+ 4.0%

* 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	6	3	- 50.0%	32	30	- 6.3%
Closed Sales	3	6	+ 100.0%	27	30	+ 11.1%
Median Sales Price*	\$359,900	\$327,500	- 9.0%	\$365,000	\$369,950	+ 1.4%
Inventory of Homes for Sale	29	19	- 34.5%	--	--	--
Months Supply of Inventory	8.7	5.1	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	31	81	+ 161.3%	40	89	+ 122.5%
Percent of Original List Price Received*	97.8%	87.2%	- 10.8%	96.8%	92.7%	- 4.2%
New Listings	7	7	0.0%	62	48	- 22.6%

* 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

