

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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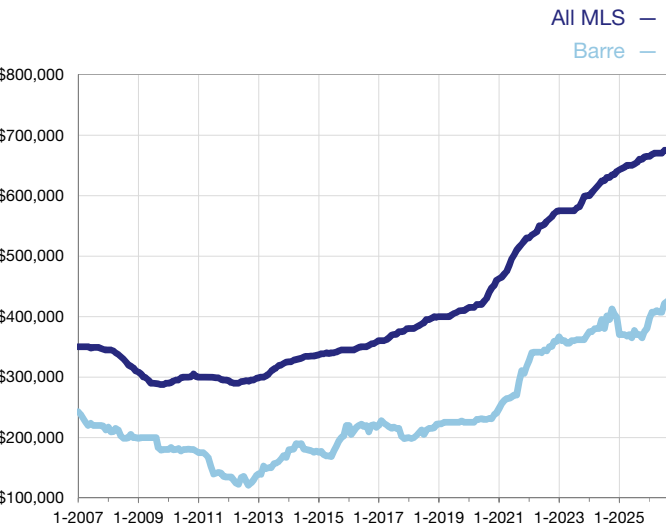
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				1	4	+ 300.0%	33	39	+ 18.2%
Closed Sales				5	5	0.0%	35	38	+ 8.6%
Median Sales Price*				\$375,000	\$410,000	+ 9.3%	\$375,000	\$425,000	+ 13.3%
Inventory of Homes for Sale				12	10	- 16.7%	--	--	--
Months Supply of Inventory				2.8	2.3	- 17.9%	--	--	--
Cumulative Days on Market Until Sale				35	50	+ 42.9%	58	62	+ 6.9%
Percent of Original List Price Received*				98.0%	94.6%	- 3.5%	94.7%	95.4%	+ 0.7%
New Listings				2	6	+ 200.0%	43	42	- 2.3%

* 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	--	3	0	- 100.0%
Closed Sales				2	0	- 100.0%	3	0	- 100.0%
Median Sales Price*				\$342,500	\$0	- 100.0%	\$447,000	\$0	- 100.0%
Inventory of Homes for Sale				1	1	0.0%	--	--	--
Months Supply of Inventory				0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale				120	0	- 100.0%	170	0	- 100.0%
Percent of Original List Price Received*				92.1%	0.0%	- 100.0%	94.9%	0.0%	- 100.0%
New Listings				0	1	--	4	2	- 50.0%

* 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

