

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Becket

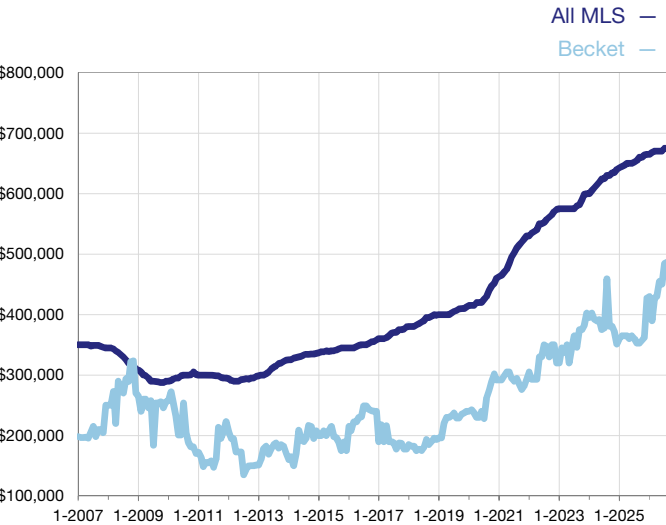
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	32	27	- 15.6%
Closed Sales	2	6	+ 200.0%	29	26	- 10.3%
Median Sales Price*	\$370,000	\$464,000	+ 25.4%	\$360,000	\$481,000	+ 33.6%
Inventory of Homes for Sale	36	29	- 19.4%	--	--	--
Months Supply of Inventory	7.9	8.1	+ 2.5%	--	--	--
Cumulative Days on Market Until Sale	90	83	- 7.8%	90	138	+ 53.3%
Percent of Original List Price Received*	90.4%	94.0%	+ 4.0%	94.8%	91.8%	- 3.2%
New Listings	9	8	- 11.1%	67	48	- 28.4%

* 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	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

