Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Bourne

Single-Family Properties

Key Metrics	August 2025	August 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	21	**23**	+ 9.5%	118	**138**	+ 16.9%
Closed Sales	22	**23**	+ 4.5%	112	**124**	+ 10.7%
Median Sales Price*	$726,500	**$790,000**	+ 8.7%	$619,500	**$690,000**	+ 11.4%
Inventory of Homes for Sale	48	**43**	- 10.4%	--	--	--
Months Supply of Inventory	3.1	**2.7**	- 12.9%	--	--	--
Cumulative Days on Market Until Sale	43	**66**	+ 53.5%	49	**54**	+ 10.2%
Percent of Original List Price Received*	95.9%	**93.5%**	- 2.5%	96.9%	**96.7%**	- 0.2%
New Listings	13	**25**	+ 92.3%	158	**169**	+ 7.0%

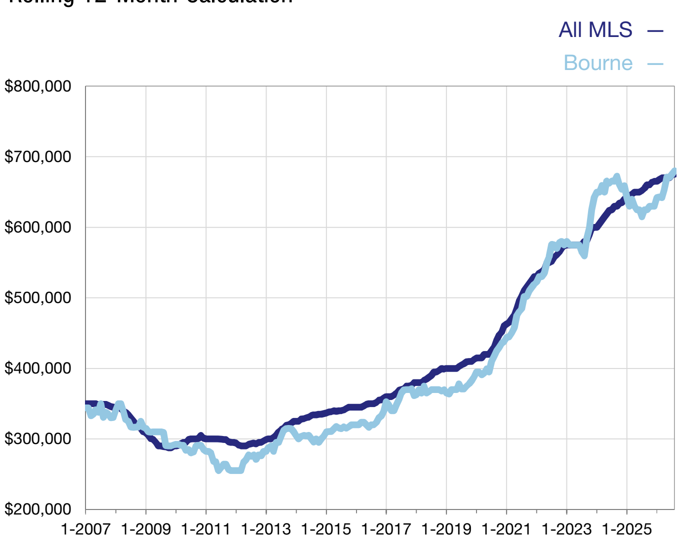
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

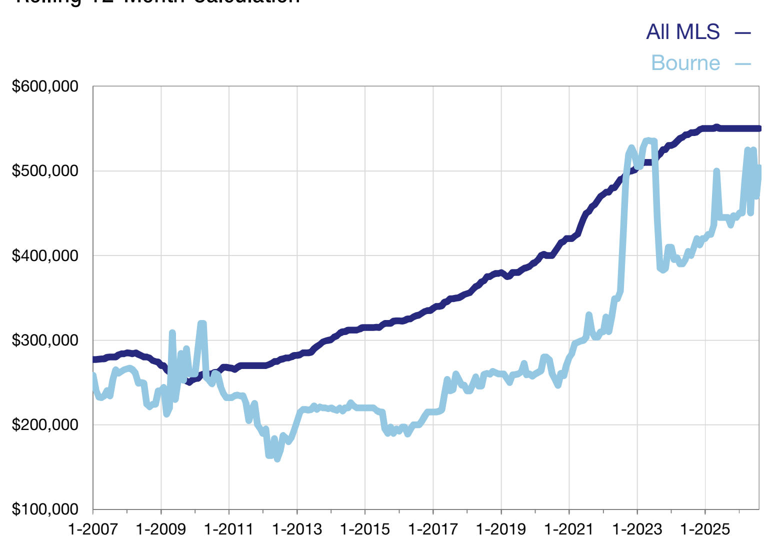
Key Metrics	August 2025	August 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	3	**7**	+ 133.3%	33	**37**	+ 12.1%
Closed Sales	2	**4**	+ 100.0%	35	**35**	0.0%
Median Sales Price*	$450,250	**$667,500**	+ 48.3%	$445,000	**$504,000**	+ 13.3%
Inventory of Homes for Sale	18	**34**	+ 88.9%	--	--	--
Months Supply of Inventory	4.3	**7.5**	+ 74.4%	--	--	--
Cumulative Days on Market Until Sale	154	**119**	- 22.7%	85	**90**	+ 5.9%
Percent of Original List Price Received*	88.5%	**93.6%**	+ 5.8%	94.8%	**95.7%**	+ 0.9%
New Listings	7	**10**	+ 42.9%	44	**66**	+ 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



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