

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Carlisle

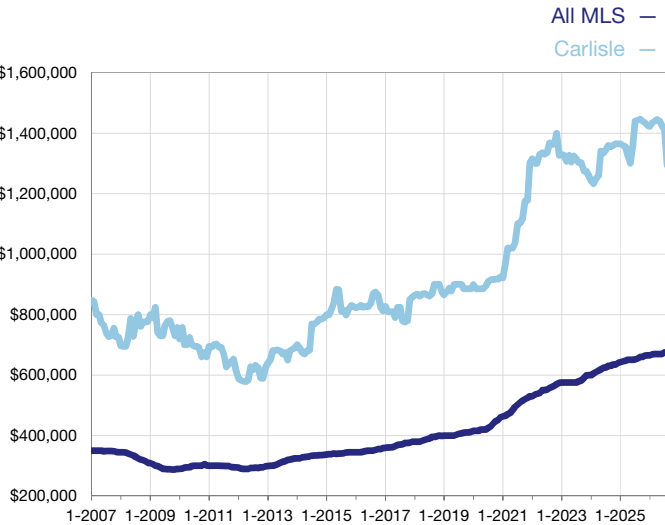
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	2	- 77.8%	51	31	- 39.2%
Closed Sales	10	4	- 60.0%	43	34	- 20.9%
Median Sales Price*	\$1,540,000	\$1,312,000	- 14.8%	\$1,467,900	\$1,412,500	- 3.8%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	2.6	3.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	68	22	- 67.6%	48	50	+ 4.2%
Percent of Original List Price Received*	99.0%	103.5%	+ 4.5%	101.0%	100.5%	- 0.5%
New Listings	7	4	- 42.9%	64	48	- 25.0%

* 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	0	1	--	2	2	0.0%
Closed Sales	0	1	--	2	1	- 50.0%
Median Sales Price*	\$0	\$1,555,000	--	\$1,050,050	\$1,555,000	+ 48.1%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	0	15	--	18	15	- 16.7%
Percent of Original List Price Received*	0.0%	104.4%	--	105.3%	104.4%	- 0.9%
New Listings	0	1	--	3	4	+ 33.3%

* 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

