

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dalton

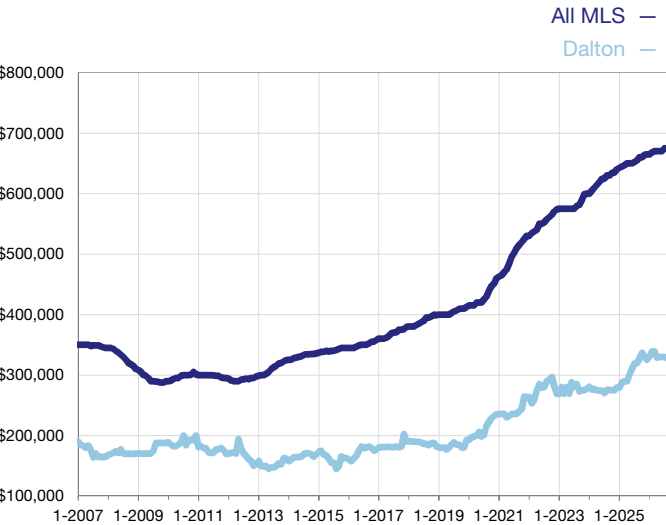
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	8	- 11.1%	53	43	- 18.9%
Closed Sales	10	9	- 10.0%	44	43	- 2.3%
Median Sales Price*	\$371,500	\$371,000	- 0.1%	\$333,700	\$335,000	+ 0.4%
Inventory of Homes for Sale	12	19	+ 58.3%	--	--	--
Months Supply of Inventory	2.2	3.5	+ 59.1%	--	--	--
Cumulative Days on Market Until Sale	43	74	+ 72.1%	62	79	+ 27.4%
Percent of Original List Price Received*	101.3%	97.5%	- 3.8%	98.9%	97.9%	- 1.0%
New Listings	11	10	- 9.1%	56	58	+ 3.6%

* 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	4	+ 100.0%
Closed Sales	0	2	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$500,000	--	\$432,450	\$500,000	+ 15.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	3.0	0.6	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	77	60	- 22.1%
Percent of Original List Price Received*	0.0%	98.5%	--	100.4%	96.6%	- 3.8%
New Listings	1	1	0.0%	5	6	+ 20.0%

* 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

