

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dennis

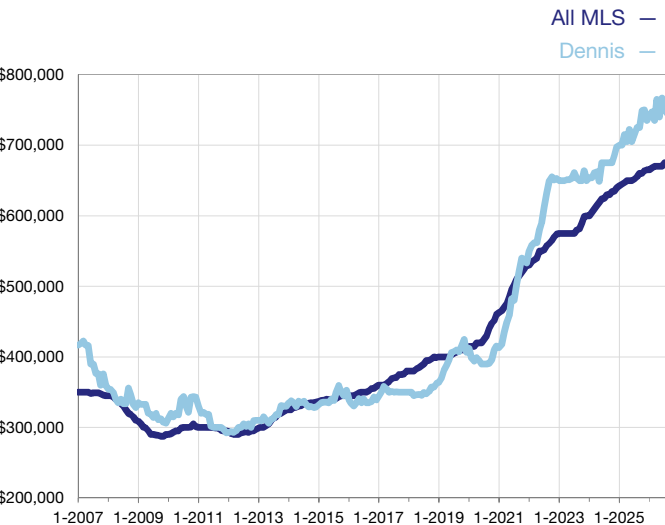
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	30	+ 87.5%	144	168	+ 16.7%
Closed Sales	23	17	- 26.1%	138	144	+ 4.3%
Median Sales Price*	\$800,000	\$748,000	- 6.5%	\$765,000	\$771,000	+ 0.8%
Inventory of Homes for Sale	57	46	- 19.3%	--	--	--
Months Supply of Inventory	3.2	2.3	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	67	45	- 32.8%	46	46	0.0%
Percent of Original List Price Received*	94.3%	96.4%	+ 2.2%	96.1%	95.6%	- 0.5%
New Listings	24	31	+ 29.2%	196	207	+ 5.6%

* 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	9	5	- 44.4%	42	43	+ 2.4%
Closed Sales	5	7	+ 40.0%	35	41	+ 17.1%
Median Sales Price*	\$320,000	\$250,000	- 21.9%	\$290,000	\$375,000	+ 29.3%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	4.1	2.3	- 43.9%	--	--	--
Cumulative Days on Market Until Sale	55	57	+ 3.6%	62	44	- 29.0%
Percent of Original List Price Received*	83.7%	95.1%	+ 13.6%	94.0%	96.6%	+ 2.8%
New Listings	9	5	- 44.4%	61	55	- 9.8%

* 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

