

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hamilton

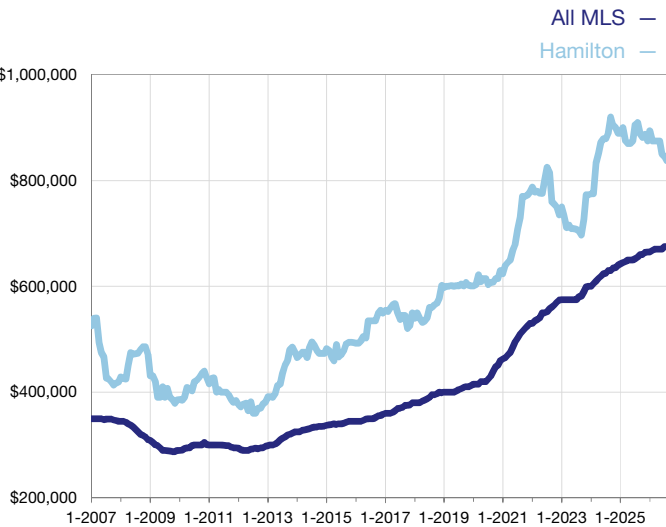
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	9	+ 125.0%	43	54	+ 25.6%
Closed Sales	7	7	0.0%	42	47	+ 11.9%
Median Sales Price*	\$935,000	\$840,000	- 10.2%	\$947,500	\$850,000	- 10.3%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	3.0	2.6	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	30	25	- 16.7%	45	27	- 40.0%
Percent of Original List Price Received*	107.5%	102.8%	- 4.4%	102.4%	102.8%	+ 0.4%
New Listings	6	12	+ 100.0%	53	67	+ 26.4%

* 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	2	--	2	6	+ 200.0%
Closed Sales	0	0	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$725,150	\$806,250	+ 11.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	19	75	+ 294.7%
Percent of Original List Price Received*	0.0%	0.0%	--	95.2%	92.0%	- 3.4%
New Listings	1	3	+ 200.0%	3	5	+ 66.7%

* 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

