

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanson

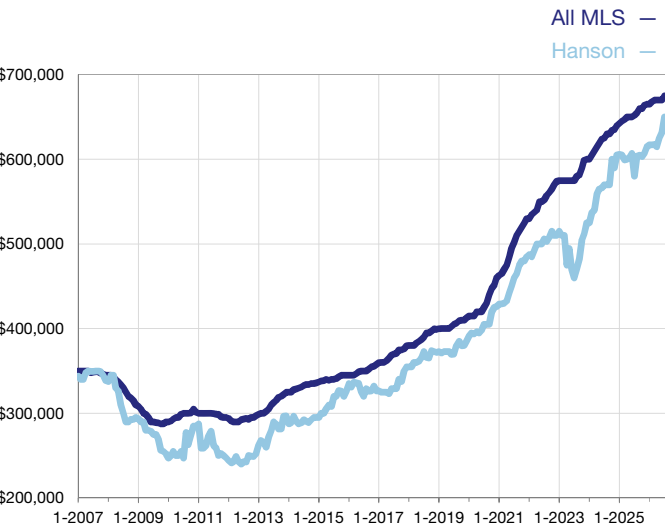
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	8	+ 33.3%	58	48	- 17.2%
Closed Sales	12	11	- 8.3%	55	49	- 10.9%
Median Sales Price*	\$670,000	\$636,900	- 4.9%	\$603,000	\$640,000	+ 6.1%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--
Cumulative Days on Market Until Sale	20	25	+ 25.0%	29	41	+ 41.4%
Percent of Original List Price Received*	103.6%	99.9%	- 3.6%	101.4%	100.4%	- 1.0%
New Listings	6	11	+ 83.3%	69	62	- 10.1%

* 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	1	3	+ 200.0%	32	15	- 53.1%
Closed Sales	3	3	0.0%	31	15	- 51.6%
Median Sales Price*	\$638,140	\$499,900	- 21.7%	\$520,000	\$570,000	+ 9.6%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.4	2.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	197	37	- 81.2%	64	62	- 3.1%
Percent of Original List Price Received*	99.3%	97.7%	- 1.6%	99.9%	100.9%	+ 1.0%
New Listings	1	2	+ 100.0%	31	17	- 45.2%

* 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

