

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hopkinton

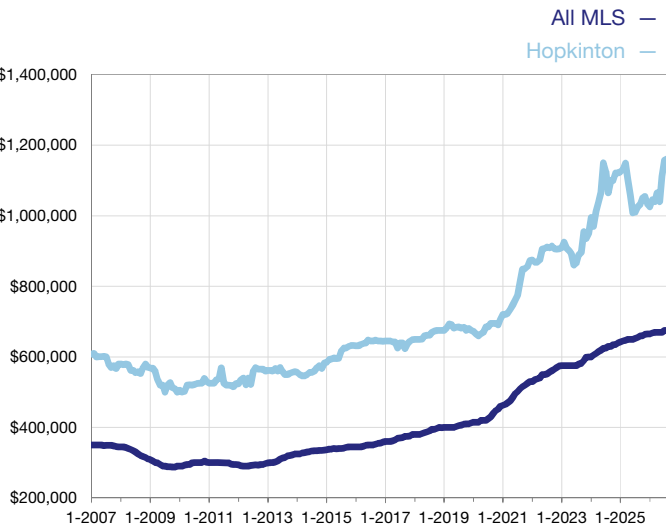
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	19	15	- 21.1%	134	117	- 12.7%
Closed Sales	17	20	+ 17.6%	111	112	+ 0.9%
Median Sales Price*	\$1,155,000	\$1,287,444	+ 11.5%	\$1,025,000	\$1,238,000	+ 20.8%
Inventory of Homes for Sale	33	33	0.0%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--
Cumulative Days on Market Until Sale	34	54	+ 58.8%	26	45	+ 73.1%
Percent of Original List Price Received*	98.4%	101.9%	+ 3.6%	100.5%	101.4%	+ 0.9%
New Listings	14	15	+ 7.1%	168	149	- 11.3%

* 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	3	7	+ 133.3%	41	41	0.0%
Closed Sales	5	7	+ 40.0%	41	41	0.0%
Median Sales Price*	\$1,049,000	\$840,000	- 19.9%	\$881,500	\$875,000	- 0.7%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	2.8	4.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	92	73	- 20.7%	68	60	- 11.8%
Percent of Original List Price Received*	101.8%	98.9%	- 2.8%	100.5%	98.3%	- 2.2%
New Listings	5	10	+ 100.0%	55	65	+ 18.2%

* 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

