

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

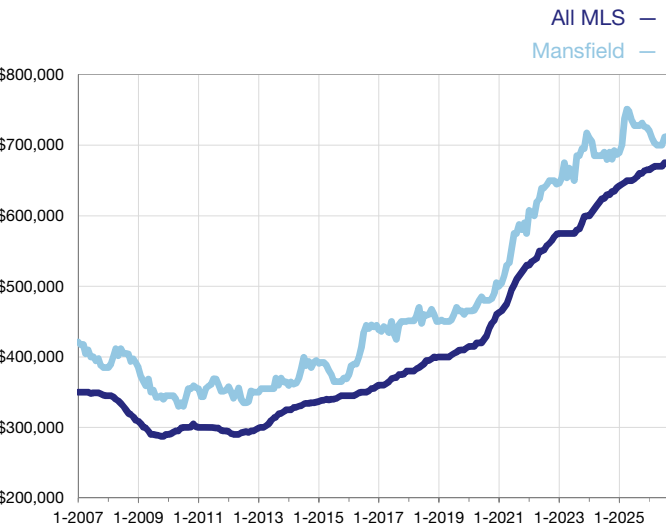
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				4	15	+ 275.0%	79	90	+ 13.9%
Closed Sales				15	14	- 6.7%	76	75	- 1.3%
Median Sales Price*				\$738,000	\$862,500	+ 16.9%	\$736,500	\$730,000	- 0.9%
Inventory of Homes for Sale				15	15	0.0%	--	--	--
Months Supply of Inventory				1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale				27	44	+ 63.0%	23	33	+ 43.5%
Percent of Original List Price Received*				101.7%	101.8%	+ 0.1%	101.8%	101.8%	0.0%
New Listings				8	12	+ 50.0%	93	105	+ 12.9%

* 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		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				4	4	0.0%	20	30	+ 50.0%
Closed Sales				8	7	- 12.5%	19	29	+ 52.6%
Median Sales Price*				\$428,450	\$359,900	- 16.0%	\$377,000	\$380,000	+ 0.8%
Inventory of Homes for Sale				5	9	+ 80.0%	--	--	--
Months Supply of Inventory				2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale				23	21	- 8.7%	19	25	+ 31.6%
Percent of Original List Price Received*				101.0%	102.3%	+ 1.3%	101.6%	100.1%	- 1.5%
New Listings				2	6	+ 200.0%	26	41	+ 57.7%

* 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

