

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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Single-Family Properties

Key Metrics	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	9	- 18.2%	71	58	- 18.3%
Closed Sales	9	8	- 11.1%	65	49	- 24.6%
Median Sales Price*	\$760,000	\$880,000	+ 15.8%	\$795,000	\$920,000	+ 15.7%
Inventory of Homes for Sale	38	36	- 5.3%	--	--	--
Months Supply of Inventory	4.7	5.2	+ 10.6%	--	--	--
Cumulative Days on Market Until Sale	106	44	- 58.5%	64	72	+ 12.5%
Percent of Original List Price Received*	88.2%	96.0%	+ 8.8%	95.1%	95.4%	+ 0.3%
New Listings	13	9	- 30.8%	96	90	- 6.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

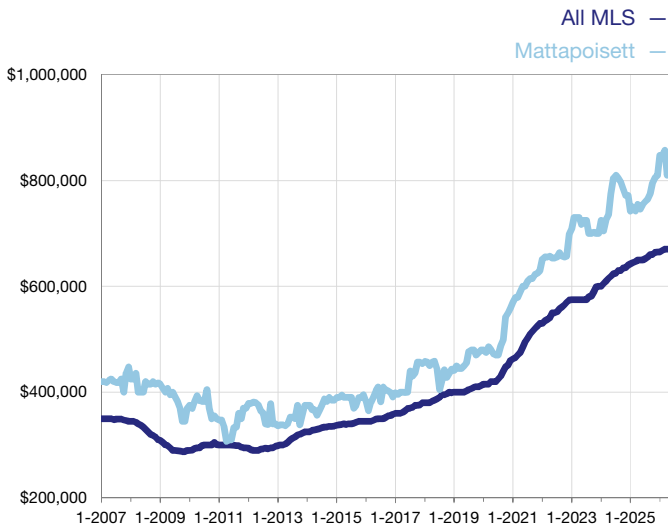
Condominium Properties

Key Metrics	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	3	--
Closed Sales	0	1	--	0	3	--
Median Sales Price*	\$0	\$600,000	--	\$0	\$600,000	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	139	--	0	71	--
Percent of Original List Price Received*	0.0%	92.4%	--	0.0%	95.1%	--
New Listings	1	0	- 100.0%	2	3	+ 50.0%

* 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

