Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Norton

Single-Family Properties

Key Metrics	August 2025	August 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	10	**9**	- 10.0%	91	**81**	- 11.0%
Closed Sales	10	**14**	+ 40.0%	89	**78**	- 12.4%
Median Sales Price*	$510,000	**$838,750**	+ 64.5%	$615,000	**$715,000**	+ 16.3%
Inventory of Homes for Sale	26	**17**	- 34.6%	--	--	--
Months Supply of Inventory	2.4	**1.7**	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	40	**33**	- 17.5%	34	**45**	+ 32.4%
Percent of Original List Price Received*	94.5%	**99.3%**	+ 5.1%	100.0%	**101.8%**	+ 1.8%
New Listings	15	**15**	0.0%	124	**98**	- 21.0%

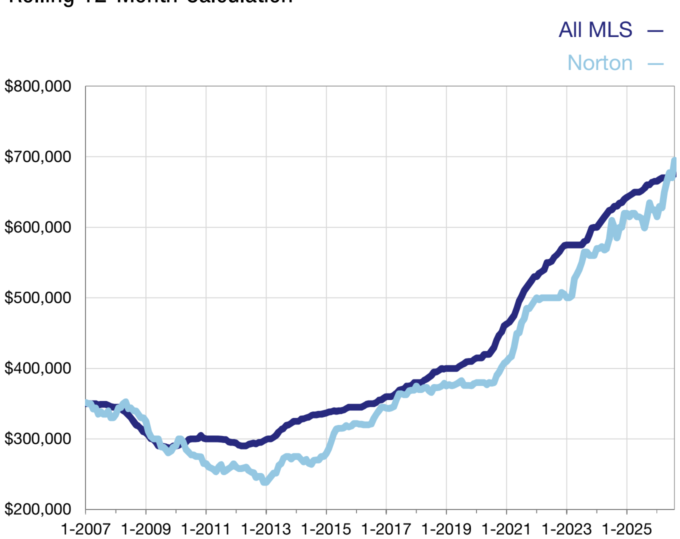
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

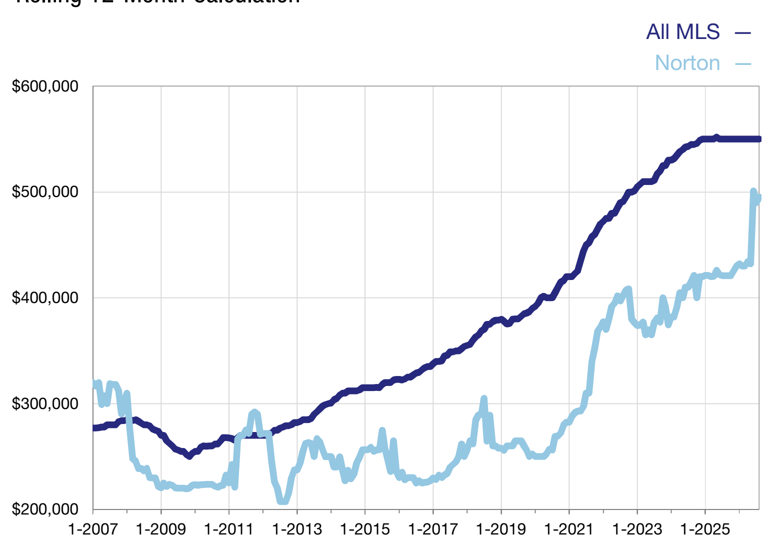
Key Metrics	August 2025	August 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	3	**6**	+ 100.0%	39	**39**	0.0%
Closed Sales	3	**4**	+ 33.3%	37	**37**	0.0%
Median Sales Price*	$421,000	**$417,500**	- 0.8%	$421,000	**$490,000**	+ 16.4%
Inventory of Homes for Sale	4	**10**	+ 150.0%	--	--	--
Months Supply of Inventory	0.9	**2.1**	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	12	**60**	+ 400.0%	37	**49**	+ 32.4%
Percent of Original List Price Received*	103.0%	**97.2%**	- 5.6%	100.9%	**99.7%**	- 1.2%
New Listings	2	**7**	+ 250.0%	41	**45**	+ 9.8%

* 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



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