

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Palmer

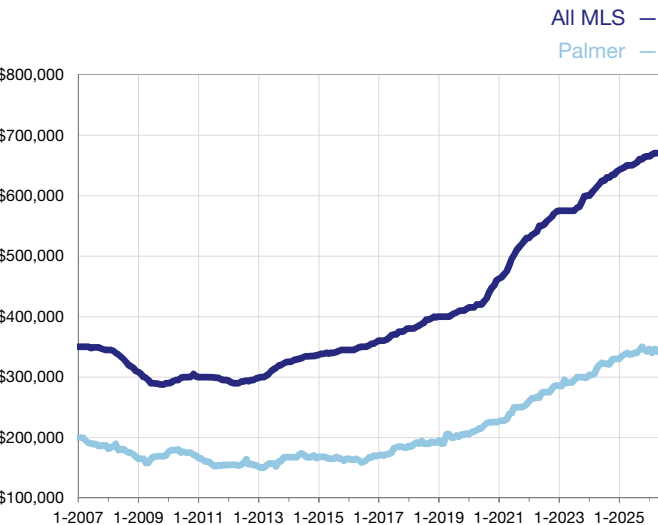
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	14	+ 16.7%	63	86	+ 36.5%
Closed Sales	8	8	0.0%	60	76	+ 26.7%
Median Sales Price*	\$355,500	\$434,950	+ 22.3%	\$342,360	\$360,500	+ 5.3%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	30	23	- 23.3%	46	37	- 19.6%
Percent of Original List Price Received*	102.9%	101.6%	- 1.3%	102.6%	100.7%	- 1.9%
New Listings	9	14	+ 55.6%	70	100	+ 42.9%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	11	6	- 45.5%
Closed Sales	2	1	- 50.0%	8	6	- 25.0%
Median Sales Price*	\$286,500	\$283,000	- 1.2%	\$258,000	\$239,000	- 7.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	29	61	+ 110.3%	54	47	- 13.0%
Percent of Original List Price Received*	100.5%	91.6%	- 8.9%	102.5%	98.1%	- 4.3%
New Listings	2	1	- 50.0%	10	5	- 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

