

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

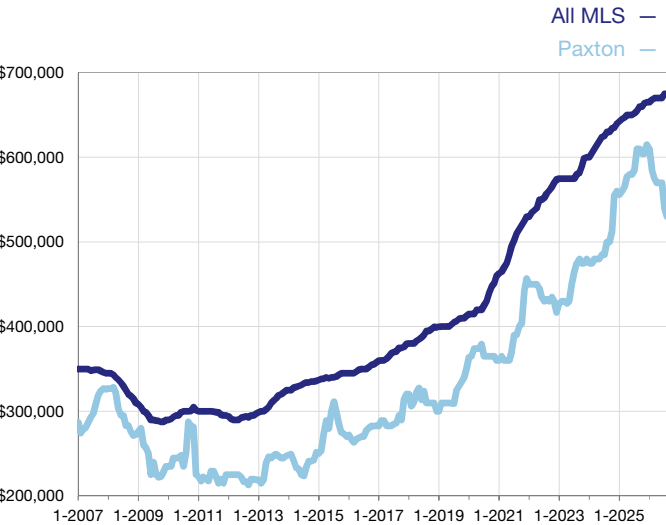
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	25	34	+ 36.0%
Closed Sales	3	0	- 100.0%	24	35	+ 45.8%
Median Sales Price*	\$595,000	\$0	- 100.0%	\$615,000	\$530,000	- 13.8%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	3.4	1.3	- 61.8%	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	20	58	+ 190.0%
Percent of Original List Price Received*	105.8%	0.0%	- 100.0%	100.8%	97.1%	- 3.7%
New Listings	2	3	+ 50.0%	35	37	+ 5.7%

* 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	0	0	--	1	1	0.0%
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$453,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	2	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	100.7%	--
New Listings	0	0	--	1	1	0.0%

* 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

