

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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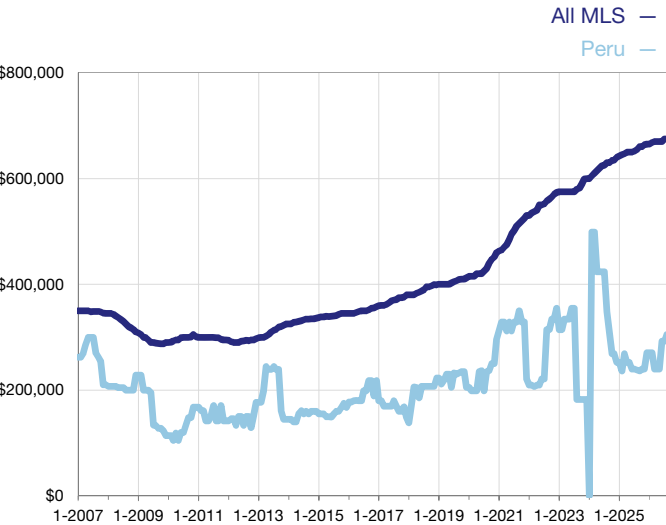
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	6	11	+ 83.3%
Closed Sales	0	2	--	3	9	+ 200.0%
Median Sales Price*	\$0	\$314,850	--	\$350,000	\$324,700	- 7.2%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	6.0	2.1	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	0	59	--	42	125	+ 197.6%
Percent of Original List Price Received*	0.0%	110.6%	--	101.6%	98.6%	- 3.0%
New Listings	2	5	+ 150.0%	12	13	+ 8.3%

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

