

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plainville

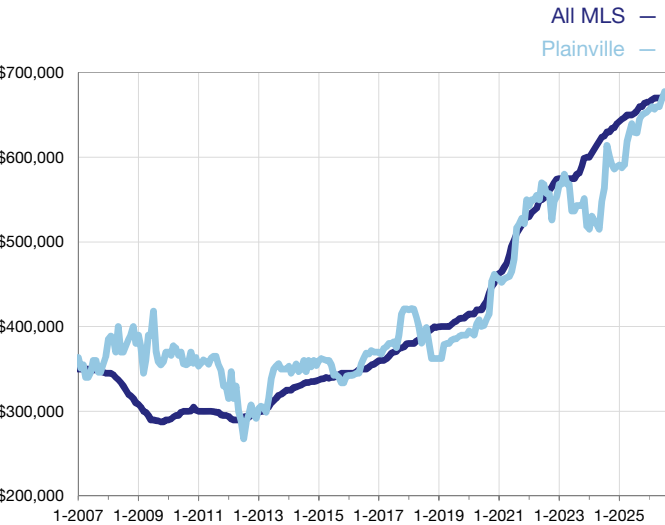
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	35	47	+ 34.3%
Closed Sales	4	6	+ 50.0%	28	37	+ 32.1%
Median Sales Price*	\$712,500	\$680,000	- 4.6%	\$651,750	\$700,000	+ 7.4%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	38	12	- 68.4%	22	23	+ 4.5%
Percent of Original List Price Received*	97.0%	104.9%	+ 8.1%	104.2%	101.0%	- 3.1%
New Listings	7	6	- 14.3%	42	59	+ 40.5%

* 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	1	4	+ 300.0%	11	18	+ 63.6%
Closed Sales	1	2	+ 100.0%	10	15	+ 50.0%
Median Sales Price*	\$400,000	\$450,000	+ 12.5%	\$405,000	\$500,000	+ 23.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	18	49	+ 172.2%	22	25	+ 13.6%
Percent of Original List Price Received*	102.6%	100.0%	- 2.5%	100.6%	101.3%	+ 0.7%
New Listings	1	1	0.0%	11	19	+ 72.7%

* 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

