

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rockport

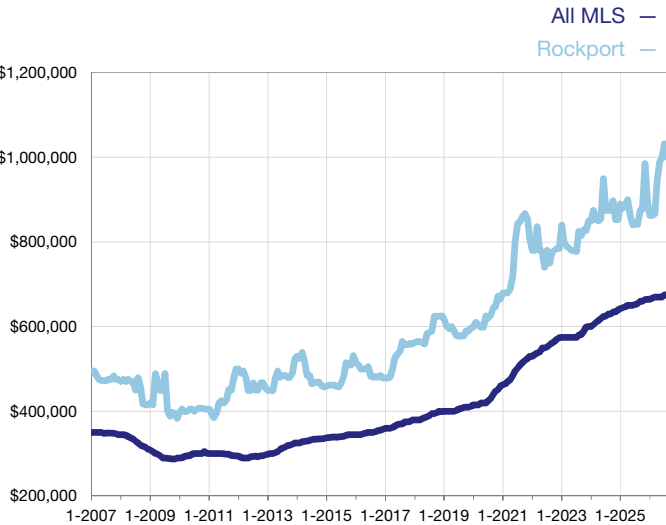
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	31	31	0.0%
Closed Sales	4	5	+ 25.0%	30	29	- 3.3%
Median Sales Price*	\$1,317,500	\$875,000	- 33.6%	\$859,000	\$950,000	+ 10.6%
Inventory of Homes for Sale	13	24	+ 84.6%	--	--	--
Months Supply of Inventory	3.6	5.1	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	28	143	+ 410.7%	28	61	+ 117.9%
Percent of Original List Price Received*	96.3%	84.9%	- 11.8%	102.7%	95.7%	- 6.8%
New Listings	5	8	+ 60.0%	45	55	+ 22.2%

* 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	5	+ 400.0%	17	28	+ 64.7%
Closed Sales	2	6	+ 200.0%	16	24	+ 50.0%
Median Sales Price*	\$956,500	\$567,500	- 40.7%	\$637,500	\$587,500	- 7.8%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--
Cumulative Days on Market Until Sale	21	39	+ 85.7%	37	49	+ 32.4%
Percent of Original List Price Received*	109.2%	100.6%	- 7.9%	100.3%	99.5%	- 0.8%
New Listings	0	6	--	22	38	+ 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

