

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Russell

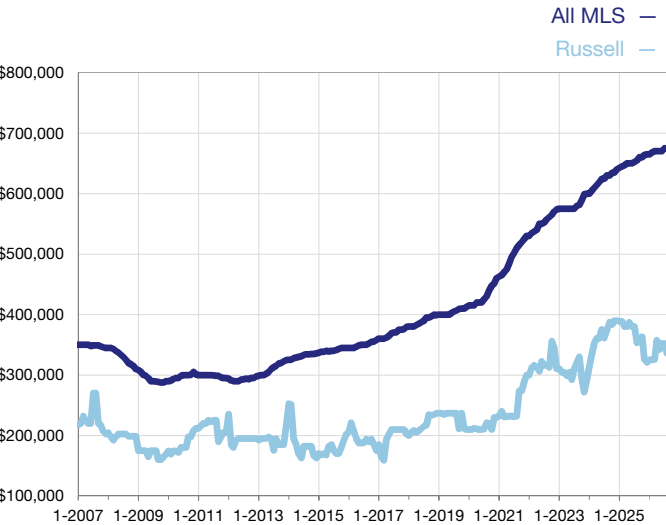
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				1	1	0.0%	9	7	- 22.2%
Closed Sales				0	2	--	8	6	- 25.0%
Median Sales Price*				\$0	\$274,000	--	\$322,000	\$352,155	+ 9.4%
Inventory of Homes for Sale				3	3	0.0%	--	--	--
Months Supply of Inventory				2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale				0	28	--	29	30	+ 3.4%
Percent of Original List Price Received*				0.0%	98.2%	--	105.1%	100.0%	- 4.9%
New Listings				0	1	--	11	8	- 27.3%

* 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		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
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

