

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerset

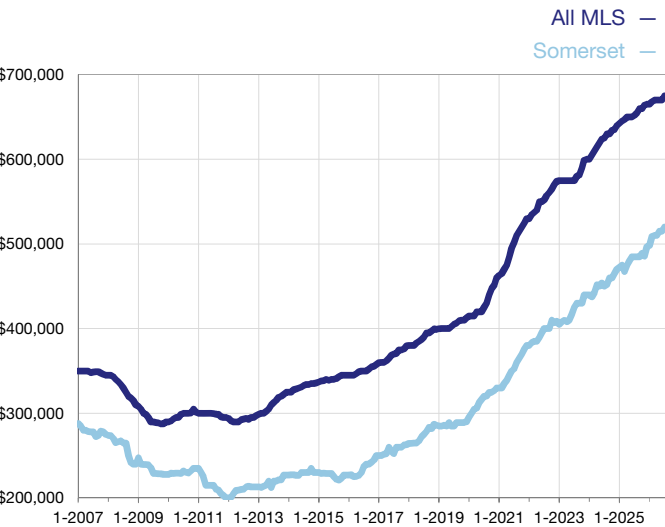
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	12	- 14.3%	132	96	- 27.3%
Closed Sales	18	12	- 33.3%	130	98	- 24.6%
Median Sales Price*	\$545,000	\$542,500	- 0.5%	\$489,500	\$525,000	+ 7.3%
Inventory of Homes for Sale	20	27	+ 35.0%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	19	52	+ 173.7%	34	38	+ 11.8%
Percent of Original List Price Received*	101.8%	100.3%	- 1.5%	100.1%	100.1%	0.0%
New Listings	10	13	+ 30.0%	146	122	- 16.4%

* 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	2	--
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$489,500	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	26	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	98.7%	--
New Listings	0	0	--	0	2	--

* 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

