

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southampton

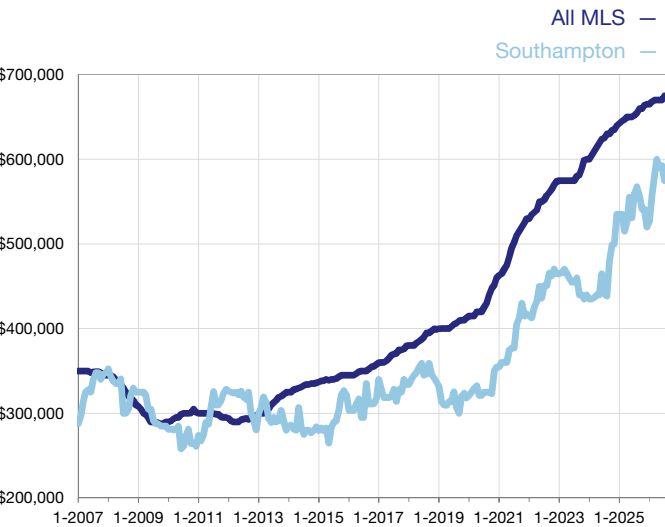
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	33	38	+ 15.2%
Closed Sales	1	3	+ 200.0%	33	34	+ 3.0%
Median Sales Price*	\$520,000	\$605,000	+ 16.3%	\$527,000	\$600,000	+ 13.9%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	25	21	- 16.0%	42	45	+ 7.1%
Percent of Original List Price Received*	94.6%	95.8%	+ 1.3%	100.5%	100.9%	+ 0.4%
New Listings	5	5	0.0%	41	43	+ 4.9%

* 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	--	3	0	- 100.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$507,500	\$0	- 100.0%	\$465,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	13	0	- 100.0%	10	0	- 100.0%
Percent of Original List Price Received*	104.8%	0.0%	- 100.0%	104.0%	0.0%	- 100.0%
New Listings	0	0	--	5	0	- 100.0%

* 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

