

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoughton

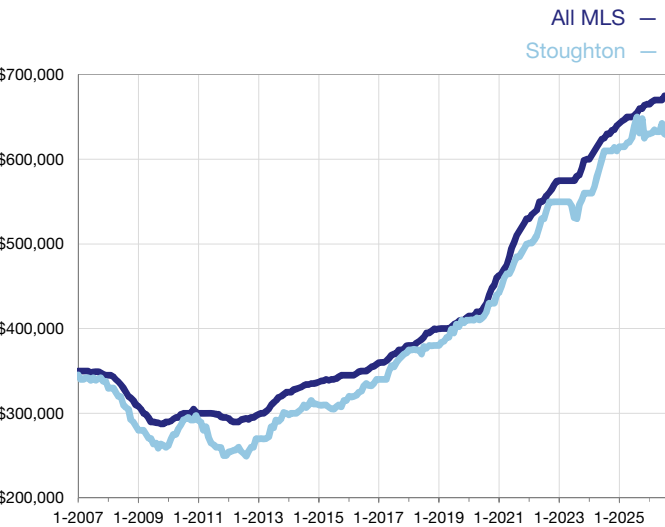
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	25	+ 78.6%	122	128	+ 4.9%
Closed Sales	31	18	- 41.9%	116	117	+ 0.9%
Median Sales Price*	\$675,000	\$642,500	- 4.8%	\$669,175	\$675,000	+ 0.9%
Inventory of Homes for Sale	28	22	- 21.4%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	20	20	0.0%	28	33	+ 17.9%
Percent of Original List Price Received*	102.1%	103.6%	+ 1.5%	101.0%	101.6%	+ 0.6%
New Listings	9	22	+ 144.4%	142	157	+ 10.6%

* 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	10	10	0.0%	65	67	+ 3.1%
Closed Sales	9	10	+ 11.1%	56	63	+ 12.5%
Median Sales Price*	\$375,000	\$407,250	+ 8.6%	\$403,500	\$415,000	+ 2.9%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	60	31	- 48.3%	37	32	- 13.5%
Percent of Original List Price Received*	93.3%	98.3%	+ 5.4%	98.7%	99.9%	+ 1.2%
New Listings	8	11	+ 37.5%	78	81	+ 3.8%

* 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

