

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sunderland

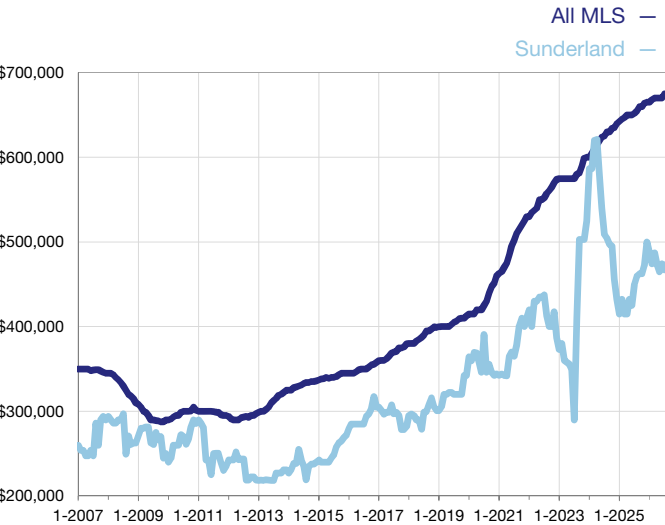
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				2	1	- 50.0%	10	9	- 10.0%
Closed Sales				0	3	--	8	10	+ 25.0%
Median Sales Price*				\$0	\$693,000	--	\$664,075	\$490,250	- 26.2%
Inventory of Homes for Sale				7	3	- 57.1%	--	--	--
Months Supply of Inventory				4.3	1.7	- 60.5%	--	--	--
Cumulative Days on Market Until Sale				0	19	--	42	40	- 4.8%
Percent of Original List Price Received*				0.0%	106.7%	--	103.2%	101.0%	- 2.1%
New Listings				2	2	0.0%	15	13	- 13.3%

* 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	--	1	0	- 100.0%
Closed Sales				0	0	--	1	0	- 100.0%
Median Sales Price*				\$0	\$0	--	\$450,000	\$0	- 100.0%
Inventory of Homes for Sale				0	0	--	--	--	--
Months Supply of Inventory				0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale				0	0	--	43	0	- 100.0%
Percent of Original List Price Received*				0.0%	0.0%	--	98.7%	0.0%	- 100.0%
New Listings				0	0	--	1	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

