

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Templeton

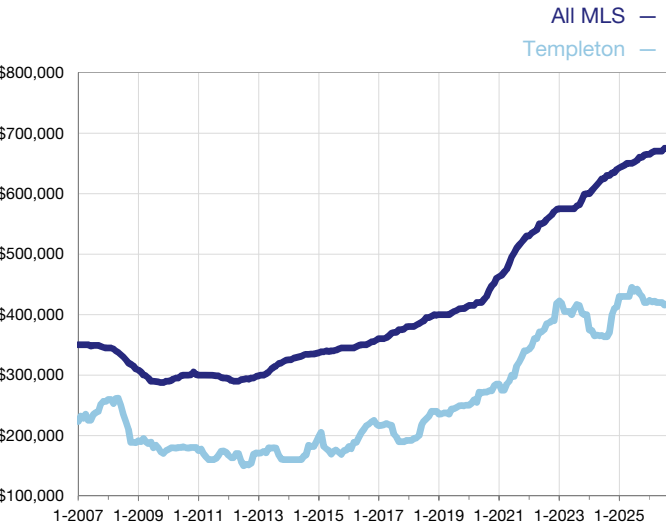
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	5	- 37.5%	43	52	+ 20.9%
Closed Sales	11	7	- 36.4%	42	49	+ 16.7%
Median Sales Price*	\$515,000	\$520,000	+ 1.0%	\$448,500	\$429,000	- 4.3%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	1.8	2.9	+ 61.1%	--	--	--
Cumulative Days on Market Until Sale	21	65	+ 209.5%	27	53	+ 96.3%
Percent of Original List Price Received*	100.8%	96.2%	- 4.6%	101.2%	99.4%	- 1.8%
New Listings	7	9	+ 28.6%	56	70	+ 25.0%

* 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	--	2	2	0.0%
Closed Sales	0	0	--	2	2	0.0%
Median Sales Price*	\$0	\$0	--	\$251,642	\$353,500	+ 40.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	62	20	- 67.7%
Percent of Original List Price Received*	0.0%	0.0%	--	102.5%	101.7%	- 0.8%
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

