

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wales

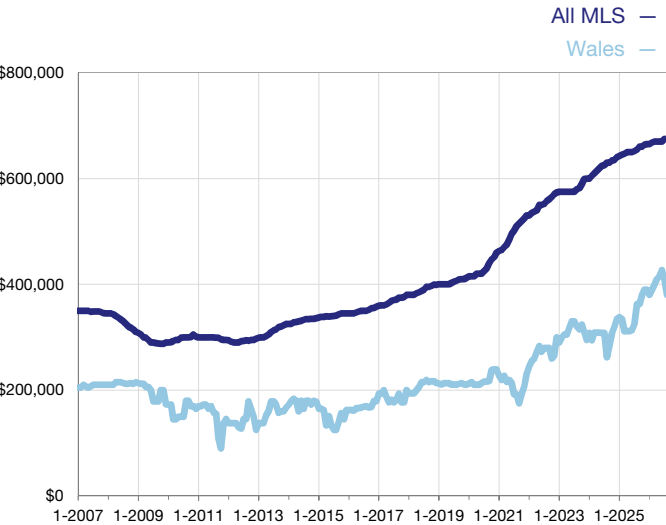
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	14	12	- 14.3%
Closed Sales	4	2	- 50.0%	14	12	- 14.3%
Median Sales Price*	\$572,450	\$322,500	- 43.7%	\$390,000	\$380,000	- 2.6%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	2.3	6.2	+ 169.6%	--	--	--
Cumulative Days on Market Until Sale	54	17	- 68.5%	51	21	- 58.8%
Percent of Original List Price Received*	93.5%	108.2%	+ 15.7%	97.5%	101.9%	+ 4.5%
New Listings	0	3	--	14	20	+ 42.9%

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

