

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Walpole

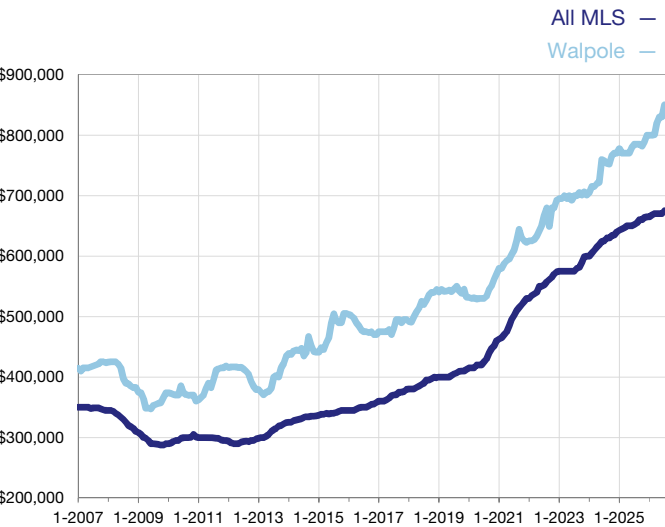
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	18	+ 80.0%	120	139	+ 15.8%
Closed Sales	19	17	- 10.5%	123	121	- 1.6%
Median Sales Price*	\$751,500	\$827,380	+ 10.1%	\$800,000	\$870,000	+ 8.7%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	36	25	- 30.6%	25	27	+ 8.0%
Percent of Original List Price Received*	98.9%	100.3%	+ 1.4%	101.4%	102.9%	+ 1.5%
New Listings	5	16	+ 220.0%	140	165	+ 17.9%

* 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	4	--	38	44	+ 15.8%
Closed Sales	2	4	+ 100.0%	41	43	+ 4.9%
Median Sales Price*	\$609,500	\$625,000	+ 2.5%	\$535,000	\$550,000	+ 2.8%
Inventory of Homes for Sale	13	24	+ 84.6%	--	--	--
Months Supply of Inventory	2.5	4.6	+ 84.0%	--	--	--
Cumulative Days on Market Until Sale	6	50	+ 733.3%	28	30	+ 7.1%
Percent of Original List Price Received*	104.2%	96.6%	- 7.3%	101.0%	99.8%	- 1.2%
New Listings	2	7	+ 250.0%	53	73	+ 37.7%

* 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

