

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waterfront

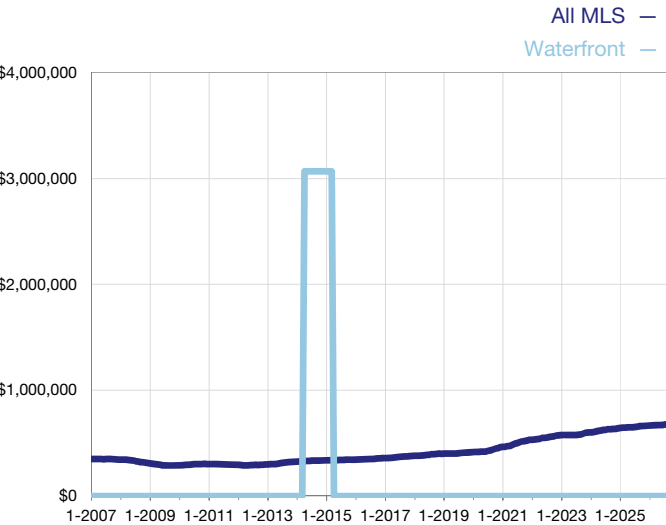
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days 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.

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	11	+ 120.0%	63	87	+ 38.1%
Closed Sales	9	14	+ 55.6%	67	81	+ 20.9%
Median Sales Price*	\$1,400,000	\$1,592,500	+ 13.8%	\$1,360,000	\$1,310,100	- 3.7%
Inventory of Homes for Sale	61	42	- 31.1%	--	--	--
Months Supply of Inventory	7.5	4.6	- 38.7%	--	--	--
Cumulative Days on Market Until Sale	75	62	- 17.3%	72	79	+ 9.7%
Percent of Original List Price Received*	92.9%	95.8%	+ 3.1%	94.1%	94.8%	+ 0.7%
New Listings	5	8	+ 60.0%	133	149	+ 12.0%

* 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

