

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

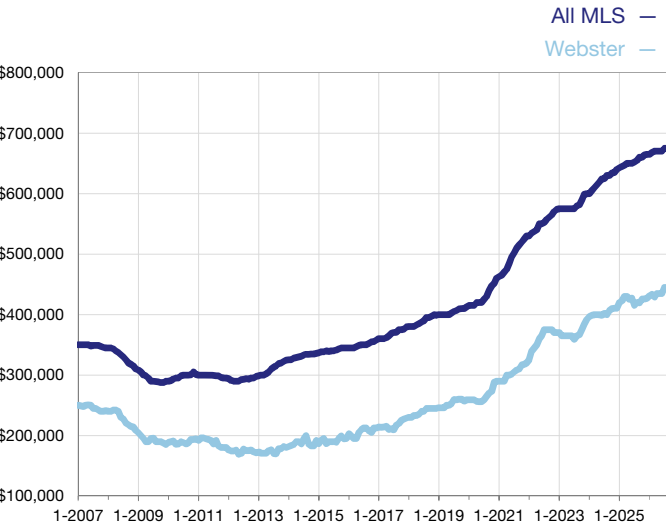
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	10	- 41.2%	91	63	- 30.8%
Closed Sales	21	2	- 90.5%	85	57	- 32.9%
Median Sales Price*	\$445,000	\$471,200	+ 5.9%	\$419,000	\$435,000	+ 3.8%
Inventory of Homes for Sale	28	32	+ 14.3%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--
Cumulative Days on Market Until Sale	27	20	- 25.9%	35	47	+ 34.3%
Percent of Original List Price Received*	100.4%	104.1%	+ 3.7%	100.5%	97.2%	- 3.3%
New Listings	16	21	+ 31.3%	111	98	- 11.7%

* 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	1	2	+ 100.0%	11	14	+ 27.3%
Closed Sales	2	1	- 50.0%	10	12	+ 20.0%
Median Sales Price*	\$332,500	\$570,000	+ 71.4%	\$400,000	\$315,000	- 21.3%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	3.7	2.4	- 35.1%	--	--	--
Cumulative Days on Market Until Sale	11	33	+ 200.0%	32	29	- 9.4%
Percent of Original List Price Received*	95.6%	99.1%	+ 3.7%	97.6%	101.8%	+ 4.3%
New Listings	3	1	- 66.7%	19	19	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

