

# Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## West Bridgewater

### Single-Family Properties

| Key Metrics                              | August    |                  |         | Year to Date |                  |         |
|------------------------------------------|-----------|------------------|---------|--------------|------------------|---------|
|                                          | 2025      | 2026             | + / -   | 2025         | 2026             | + / -   |
| Pending Sales                            | 7         | 6                | - 14.3% | 40           | 34               | - 15.0% |
| Closed Sales                             | 6         | 8                | + 33.3% | 39           | 31               | - 20.5% |
| Median Sales Price*                      | \$597,500 | <b>\$733,750</b> | + 22.8% | \$575,000    | <b>\$635,000</b> | + 10.4% |
| Inventory of Homes for Sale              | 16        | 13               | - 18.8% | --           | --               | --      |
| Months Supply of Inventory               | 2.8       | 3.3              | + 17.9% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 29        | 24               | - 17.2% | 43           | 57               | + 32.6% |
| Percent of Original List Price Received* | 101.5%    | <b>100.2%</b>    | - 1.3%  | 101.3%       | <b>99.9%</b>     | - 1.4%  |
| New Listings                             | 7         | 5                | - 28.6% | 48           | 42               | - 12.5% |

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

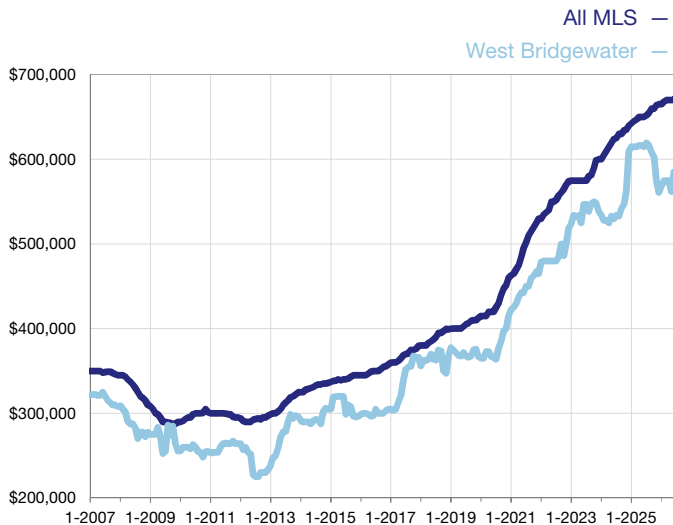
### Condominium Properties

| Key Metrics                              | August    |                  |          | Year to Date |                  |          |
|------------------------------------------|-----------|------------------|----------|--------------|------------------|----------|
|                                          | 2025      | 2026             | + / -    | 2025         | 2026             | + / -    |
| Pending Sales                            | 1         | 0                | - 100.0% | 3            | 6                | + 100.0% |
| Closed Sales                             | 1         | 1                | 0.0%     | 1            | 6                | + 500.0% |
| Median Sales Price*                      | \$470,000 | <b>\$750,000</b> | + 59.6%  | \$470,000    | <b>\$797,473</b> | + 69.7%  |
| Inventory of Homes for Sale              | 3         | 6                | + 100.0% | --           | --               | --       |
| Months Supply of Inventory               | 3.0       | 4.7              | + 56.7%  | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 24        | 95               | + 295.8% | 24           | 108              | + 350.0% |
| Percent of Original List Price Received* | 104.5%    | <b>100.1%</b>    | - 4.2%   | 104.5%       | <b>100.5%</b>    | - 3.8%   |
| New Listings                             | 0         | 0                | --       | 2            | 7                | + 250.0% |

\* 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

