

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

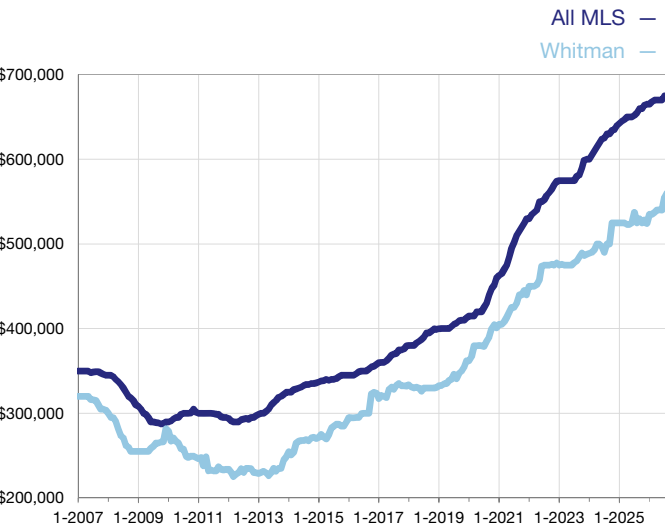
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	59	59	0.0%
Closed Sales	9	6	- 33.3%	53	54	+ 1.9%
Median Sales Price*	\$515,000	\$574,500	+ 11.6%	\$515,000	\$575,000	+ 11.7%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	26	59	+ 126.9%	31	39	+ 25.8%
Percent of Original List Price Received*	101.6%	98.3%	- 3.2%	101.6%	101.1%	- 0.5%
New Listings	13	10	- 23.1%	71	70	- 1.4%

* 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	2	3	+ 50.0%	21	30	+ 42.9%
Closed Sales	3	3	0.0%	23	25	+ 8.7%
Median Sales Price*	\$405,000	\$535,000	+ 32.1%	\$435,000	\$480,000	+ 10.3%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	11	15	+ 36.4%	32	31	- 3.1%
Percent of Original List Price Received*	101.3%	101.2%	- 0.1%	101.8%	101.4%	- 0.4%
New Listings	4	2	- 50.0%	24	35	+ 45.8%

* 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

