

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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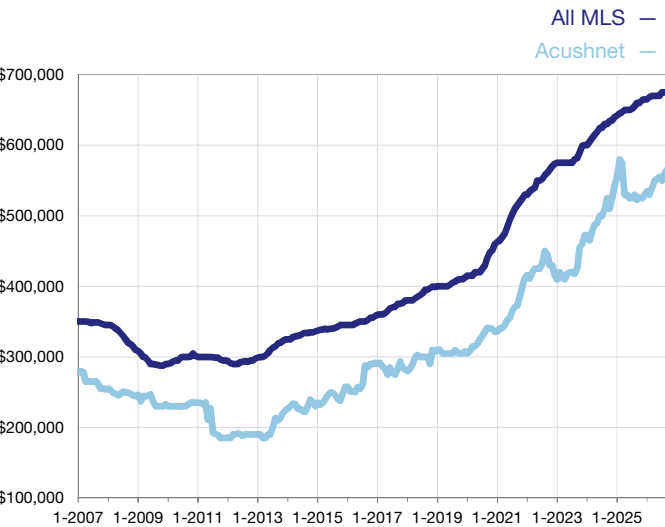
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	58	72	+ 24.1%
Closed Sales	8	15	+ 87.5%	56	68	+ 21.4%
Median Sales Price*	\$510,000	\$540,000	+ 5.9%	\$520,000	\$553,500	+ 6.4%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	3.2	2.1	- 34.4%	--	--	--
Cumulative Days on Market Until Sale	51	32	- 37.3%	47	44	- 6.4%
Percent of Original List Price Received*	96.2%	97.7%	+ 1.6%	98.4%	98.7%	+ 0.3%
New Listings	9	9	0.0%	71	90	+ 26.8%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	0	2	--
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$524,900	--	\$0	\$524,900	--
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	495	--	0	425	--
Percent of Original List Price Received*	0.0%	92.9%	--	0.0%	92.9%	--
New Listings	0	0	--	2	0	- 100.0%

* 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

