

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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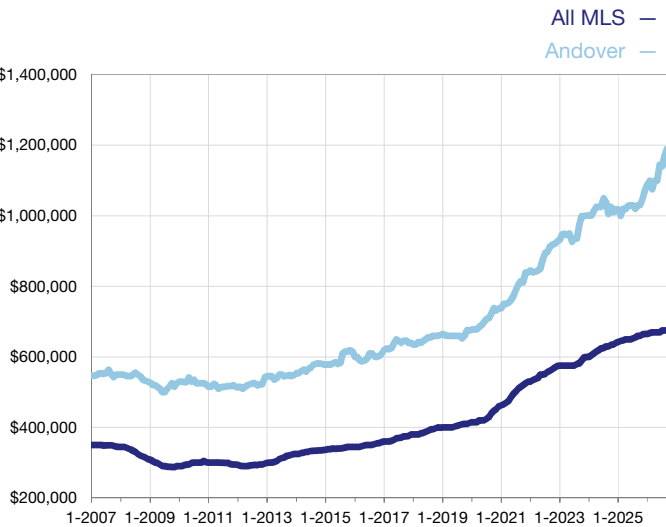
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	26	26	0.0%	227	204	- 10.1%
Closed Sales	29	29	0.0%	218	190	- 12.8%
Median Sales Price*	\$1,049,000	\$1,080,000	+ 3.0%	\$1,055,000	\$1,205,000	+ 14.2%
Inventory of Homes for Sale	43	64	+ 48.8%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	37	32	- 13.5%	34	31	- 8.8%
Percent of Original List Price Received*	98.3%	98.0%	- 0.3%	102.0%	102.7%	+ 0.7%
New Listings	34	44	+ 29.4%	271	283	+ 4.4%

* 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	7	12	+ 71.4%	78	89	+ 14.1%
Closed Sales	2	15	+ 650.0%	74	84	+ 13.5%
Median Sales Price*	\$605,000	\$520,000	- 14.0%	\$498,650	\$525,000	+ 5.3%
Inventory of Homes for Sale	17	25	+ 47.1%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	84	36	- 57.1%	37	46	+ 24.3%
Percent of Original List Price Received*	97.6%	97.3%	- 0.3%	101.5%	97.5%	- 3.9%
New Listings	9	18	+ 100.0%	99	121	+ 22.2%

* 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

