

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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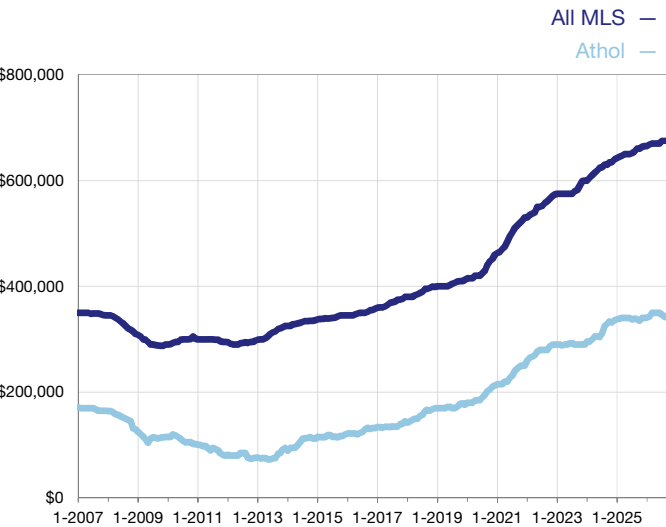
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	6	- 66.7%	113	96	- 15.0%
Closed Sales	17	10	- 41.2%	105	99	- 5.7%
Median Sales Price*	\$362,500	\$292,750	- 19.2%	\$340,000	\$341,500	+ 0.4%
Inventory of Homes for Sale	32	31	- 3.1%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--
Cumulative Days on Market Until Sale	33	41	+ 24.2%	46	50	+ 8.7%
Percent of Original List Price Received*	98.8%	100.8%	+ 2.0%	100.2%	99.2%	- 1.0%
New Listings	14	15	+ 7.1%	135	119	- 11.9%

* 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	1	0	- 100.0%	7	3	- 57.1%
Closed Sales	1	0	- 100.0%	6	4	- 33.3%
Median Sales Price*	\$199,900	\$0	- 100.0%	\$197,450	\$240,000	+ 21.5%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	2.4	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	48	0	- 100.0%	44	38	- 13.6%
Percent of Original List Price Received*	95.2%	0.0%	- 100.0%	96.4%	100.7%	+ 4.5%
New Listings	2	1	- 50.0%	6	5	- 16.7%

* 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

