

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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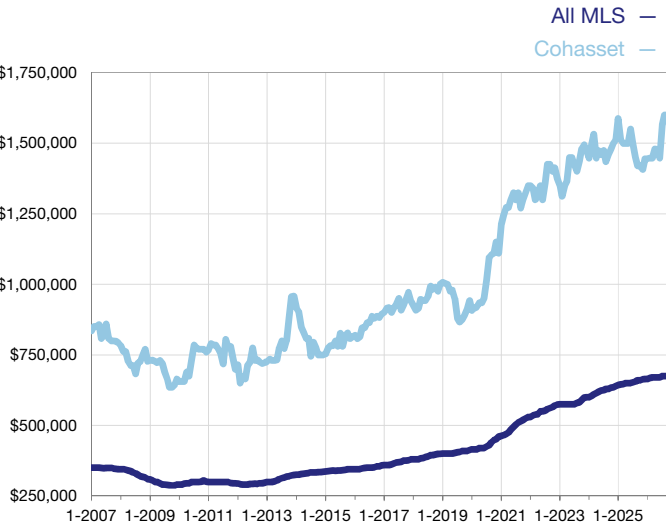
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	69	65	- 5.8%
Closed Sales	4	2	- 50.0%	66	66	0.0%
Median Sales Price*	\$1,327,000	\$1,783,000	+ 34.4%	\$1,407,500	\$1,600,000	+ 13.7%
Inventory of Homes for Sale	34	15	- 55.9%	--	--	--
Months Supply of Inventory	4.7	2.0	- 57.4%	--	--	--
Cumulative Days on Market Until Sale	120	13	- 89.2%	36	60	+ 66.7%
Percent of Original List Price Received*	91.0%	104.2%	+ 14.5%	97.7%	98.9%	+ 1.2%
New Listings	12	9	- 25.0%	116	87	- 25.0%

* 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	3	+ 200.0%	20	17	- 15.0%
Closed Sales	3	3	0.0%	19	16	- 15.8%
Median Sales Price*	\$1,050,000	\$1,750,000	+ 66.7%	\$876,300	\$1,042,500	+ 19.0%
Inventory of Homes for Sale	19	5	- 73.7%	--	--	--
Months Supply of Inventory	8.6	2.5	- 70.9%	--	--	--
Cumulative Days on Market Until Sale	67	24	- 64.2%	46	25	- 45.7%
Percent of Original List Price Received*	97.5%	97.6%	+ 0.1%	96.9%	98.2%	+ 1.3%
New Listings	2	3	+ 50.0%	40	31	- 22.5%

* 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

