

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

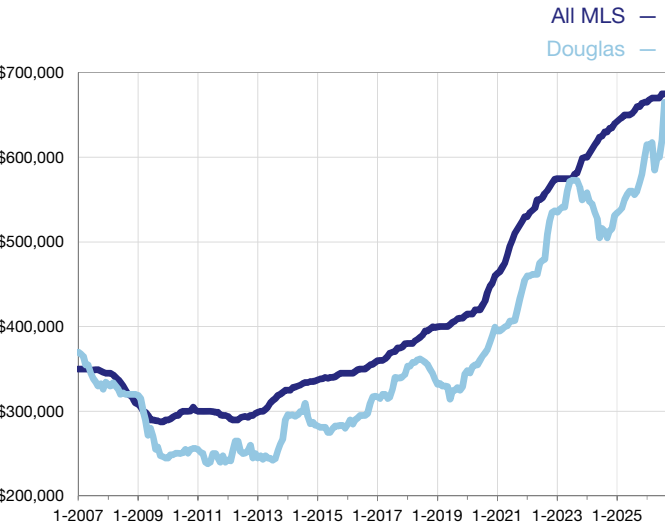
Single-Family Properties				September			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				4	10	+ 150.0%	51	71	+ 39.2%
Closed Sales				2	7	+ 250.0%	55	60	+ 9.1%
Median Sales Price*				\$697,500	\$697,500	0.0%	\$580,000	\$665,000	+ 14.7%
Inventory of Homes for Sale				23	24	+ 4.3%	--	--	--
Months Supply of Inventory				3.6	3.5	- 2.8%	--	--	--
Cumulative Days on Market Until Sale				44	31	- 29.5%	44	47	+ 6.8%
Percent of Original List Price Received*				96.3%	101.6%	+ 5.5%	100.0%	99.3%	- 0.7%
New Listings				10	14	+ 40.0%	75	91	+ 21.3%

* 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		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				2	0	- 100.0%	8	11	+ 37.5%
Closed Sales				2	0	- 100.0%	13	13	0.0%
Median Sales Price*				\$433,750	\$0	- 100.0%	\$489,900	\$500,000	+ 2.1%
Inventory of Homes for Sale				6	2	- 66.7%	--	--	--
Months Supply of Inventory				2.8	0.9	- 67.9%	--	--	--
Cumulative Days on Market Until Sale				35	0	- 100.0%	14	24	+ 71.4%
Percent of Original List Price Received*				99.7%	0.0%	- 100.0%	101.0%	101.2%	+ 0.2%
New Listings				5	1	- 80.0%	14	13	- 7.1%

* 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

