

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hamilton

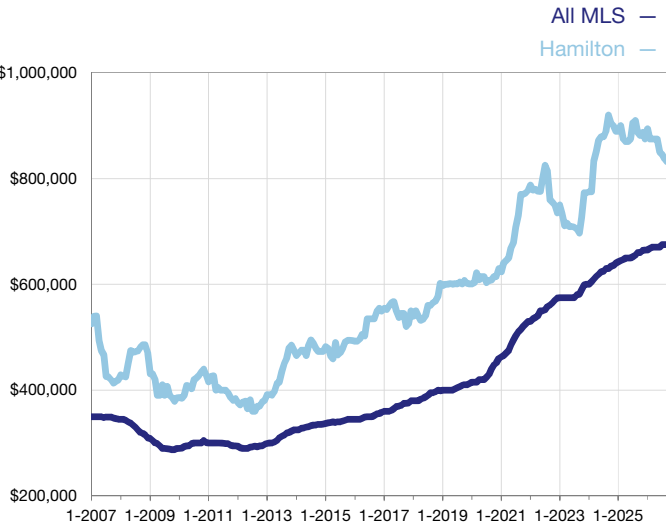
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	13	+ 62.5%	51	65	+ 27.5%
Closed Sales	5	9	+ 80.0%	47	56	+ 19.1%
Median Sales Price*	\$825,000	\$750,000	- 9.1%	\$935,000	\$840,000	- 10.2%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	29	50	+ 72.4%	44	30	- 31.8%
Percent of Original List Price Received*	91.9%	98.8%	+ 7.5%	101.3%	102.1%	+ 0.8%
New Listings	5	8	+ 60.0%	58	75	+ 29.3%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	2	6	+ 200.0%
Closed Sales	0	1	--	2	5	+ 150.0%
Median Sales Price*	\$0	\$1,175,000	--	\$725,150	\$850,000	+ 17.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	0	18	--	19	64	+ 236.8%
Percent of Original List Price Received*	0.0%	101.3%	--	95.2%	93.9%	- 1.4%
New Listings	1	0	- 100.0%	4	5	+ 25.0%

* 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

