

# Local Market Update – September 2026

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## Hopkinton

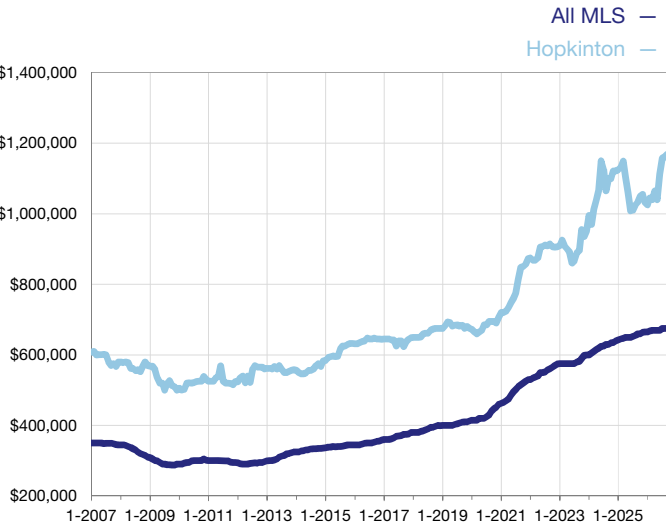
| Single-Family Properties                 | September   |             |         | Year to Date |             |         |
|------------------------------------------|-------------|-------------|---------|--------------|-------------|---------|
|                                          | 2025        | 2026        | + / -   | 2025         | 2026        | + / -   |
| Key Metrics                              |             |             |         |              |             |         |
| Pending Sales                            | 12          | 15          | + 25.0% | 145          | 129         | - 11.0% |
| Closed Sales                             | 16          | 13          | - 18.8% | 127          | 125         | - 1.6%  |
| Median Sales Price*                      | \$1,205,000 | \$1,200,000 | - 0.4%  | \$1,040,000  | \$1,226,000 | + 17.9% |
| Inventory of Homes for Sale              | 30          | 34          | + 13.3% | --           | --          | --      |
| Months Supply of Inventory               | 2.1         | 2.7         | + 28.6% | --           | --          | --      |
| Cumulative Days on Market Until Sale     | 51          | 40          | - 21.6% | 29           | 45          | + 55.2% |
| Percent of Original List Price Received* | 98.1%       | 98.1%       | 0.0%    | 100.2%       | 101.1%      | + 0.9%  |
| New Listings                             | 12          | 16          | + 33.3% | 180          | 166         | - 7.8%  |

\* 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                            | 4         | 3         | - 25.0%  | 45           | 45        | 0.0%   |
| Closed Sales                             | 4         | 6         | + 50.0%  | 45           | 47        | + 4.4% |
| Median Sales Price*                      | \$905,450 | \$930,500 | + 2.8%   | \$881,500    | \$875,000 | - 0.7% |
| Inventory of Homes for Sale              | 15        | 15        | 0.0%     | --           | --        | --     |
| Months Supply of Inventory               | 3.3       | 3.5       | + 6.1%   | --           | --        | --     |
| Cumulative Days on Market Until Sale     | 29        | 74        | + 155.2% | 64           | 62        | - 3.1% |
| Percent of Original List Price Received* | 100.3%    | 96.1%     | - 4.2%   | 100.5%       | 98.0%     | - 2.5% |
| New Listings                             | 8         | 5         | - 37.5%  | 63           | 69        | + 9.5% |

\* 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

