

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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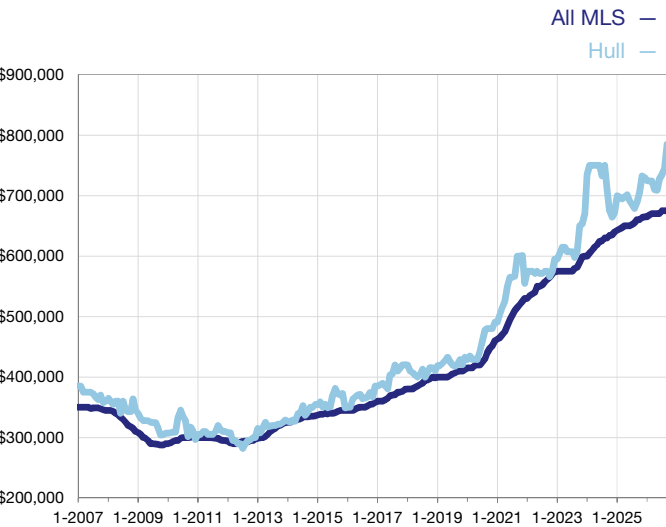
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	11	0.0%	71	88	+ 23.9%
Closed Sales	14	10	- 28.6%	72	79	+ 9.7%
Median Sales Price*	\$675,000	\$948,000	+ 40.4%	\$709,000	\$785,000	+ 10.7%
Inventory of Homes for Sale	37	33	- 10.8%	--	--	--
Months Supply of Inventory	4.8	3.7	- 22.9%	--	--	--
Cumulative Days on Market Until Sale	87	52	- 40.2%	59	61	+ 3.4%
Percent of Original List Price Received*	89.9%	94.4%	+ 5.0%	93.5%	94.9%	+ 1.5%
New Listings	20	20	0.0%	118	131	+ 11.0%

* 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	6	7	+ 16.7%	38	37	- 2.6%
Closed Sales	5	13	+ 160.0%	41	35	- 14.6%
Median Sales Price*	\$650,000	\$730,000	+ 12.3%	\$460,000	\$550,000	+ 19.6%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	4.4	5.1	+ 15.9%	--	--	--
Cumulative Days on Market Until Sale	63	73	+ 15.9%	58	63	+ 8.6%
Percent of Original List Price Received*	97.2%	94.9%	- 2.4%	96.3%	96.7%	+ 0.4%
New Listings	5	6	+ 20.0%	68	65	- 4.4%

* 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

