

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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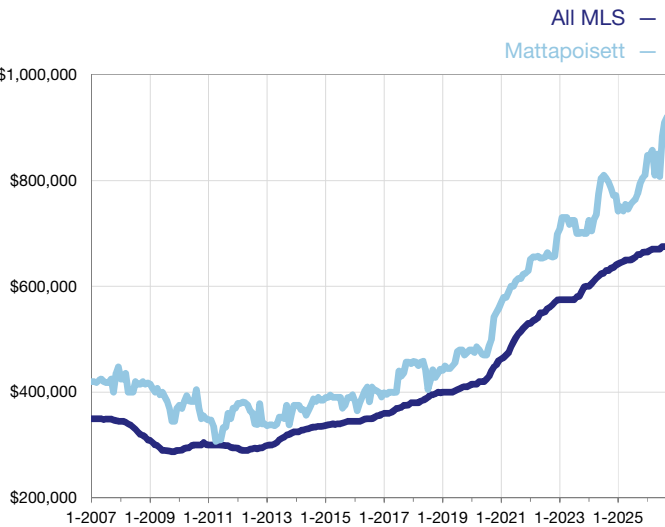
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	10	+ 100.0%	76	65	- 14.5%
Closed Sales	9	7	- 22.2%	74	56	- 24.3%
Median Sales Price*	\$795,000	\$1,285,000	+ 61.6%	\$795,000	\$920,000	+ 15.7%
Inventory of Homes for Sale	40	38	- 5.0%	--	--	--
Months Supply of Inventory	5.0	5.4	+ 8.0%	--	--	--
Cumulative Days on Market Until Sale	68	41	- 39.7%	64	68	+ 6.3%
Percent of Original List Price Received*	93.1%	96.3%	+ 3.4%	94.9%	95.5%	+ 0.6%
New Listings	12	13	+ 8.3%	108	103	- 4.6%

* 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	0	--	0	3	--
Closed Sales	0	0	--	0	3	--
Median Sales Price*	\$0	\$0	--	\$0	\$600,000	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	71	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	95.1%	--
New Listings	0	0	--	2	3	+ 50.0%

* 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

