Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Peru

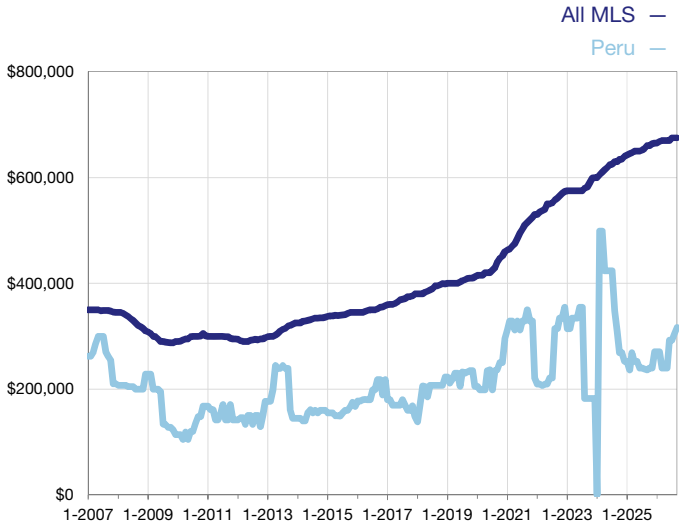
Single-Family Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**1**	--	6	**12**	+ 100.0%
Closed Sales	2	**3**	+ 50.0%	5	**12**	+ 140.0%
Median Sales Price*	$105,000	**$343,900**	+ 227.5%	$240,000	**$334,300**	+ 39.3%
Inventory of Homes for Sale	8	**3**	- 62.5%	--	--	--
Months Supply of Inventory	6.9	**1.7**	- 75.4%	--	--	--
Cumulative Days on Market Until Sale	36	**58**	+ 61.1%	40	**109**	+ 172.5%
Percent of Original List Price Received*	88.7%	**100.1%**	+ 12.9%	96.4%	**99.0%**	+ 2.7%
New Listings	1	**1**	0.0%	13	**14**	+ 7.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

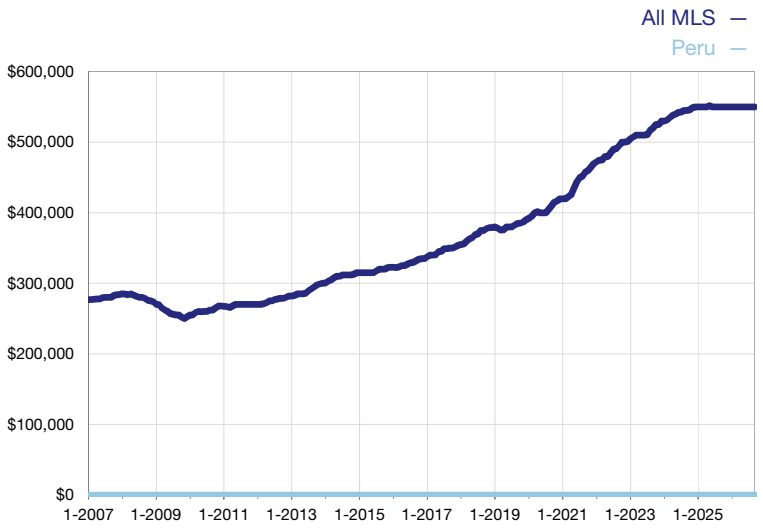
Condominium Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	1	**0**	- 100.0%	1	**0**	- 100.0%

* 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



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