

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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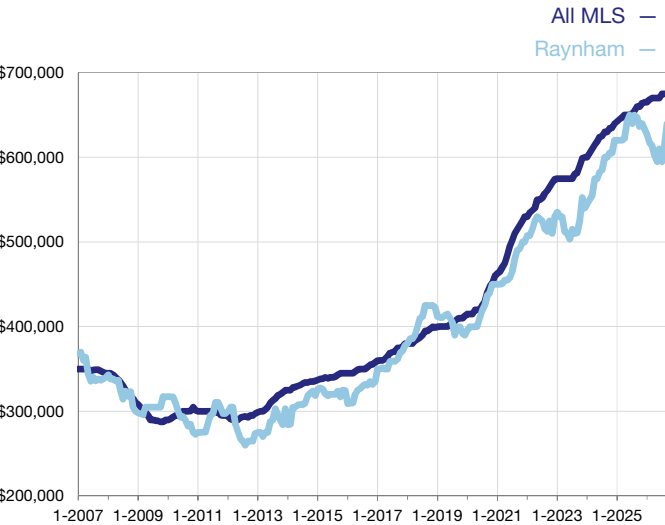
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	7	- 50.0%	77	86	+ 11.7%
Closed Sales	13	15	+ 15.4%	74	82	+ 10.8%
Median Sales Price*	\$580,000	\$770,000	+ 32.8%	\$645,000	\$656,250	+ 1.7%
Inventory of Homes for Sale	26	28	+ 7.7%	--	--	--
Months Supply of Inventory	3.1	3.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	61	49	- 19.7%	42	46	+ 9.5%
Percent of Original List Price Received*	99.0%	98.7%	- 0.3%	99.7%	99.7%	0.0%
New Listings	18	12	- 33.3%	103	109	+ 5.8%

* 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	1	- 75.0%	34	26	- 23.5%
Closed Sales	5	3	- 40.0%	21	31	+ 47.6%
Median Sales Price*	\$585,000	\$673,023	+ 15.0%	\$468,500	\$624,966	+ 33.4%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--
Cumulative Days on Market Until Sale	17	11	- 35.3%	52	30	- 42.3%
Percent of Original List Price Received*	101.0%	106.5%	+ 5.4%	100.9%	103.6%	+ 2.7%
New Listings	3	4	+ 33.3%	48	41	- 14.6%

* 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

