Local Market Update – September 2026

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

Russell

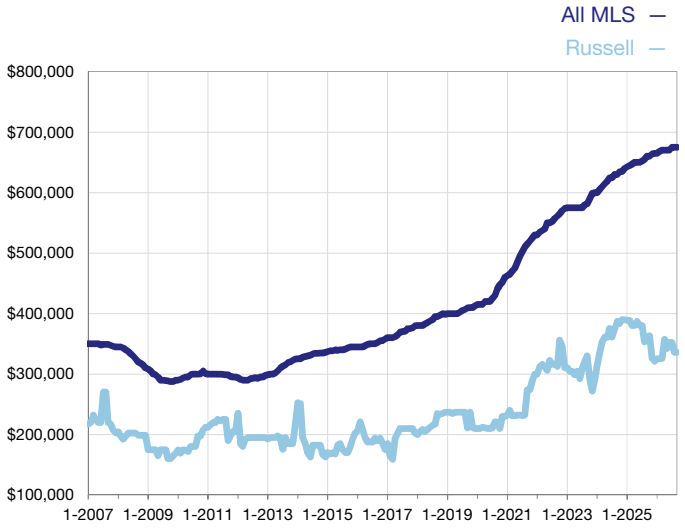
Single-Family Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	10	**7**	- 30.0%
Closed Sales	1	**1**	0.0%	9	**7**	- 22.2%
Median Sales Price*	$615,000	**$477,000**	- 22.4%	$327,000	**$357,310**	+ 9.3%
Inventory of Homes for Sale	3	**7**	+ 133.3%	--	--	--
Months Supply of Inventory	2.3	**4.1**	+ 78.3%	--	--	--
Cumulative Days on Market Until Sale	45	**21**	- 53.3%	31	**28**	- 9.7%
Percent of Original List Price Received*	94.8%	**112.2%**	+ 18.4%	103.9%	**101.7%**	- 2.1%
New Listings	2	**4**	+ 100.0%	13	**12**	- 7.7%

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

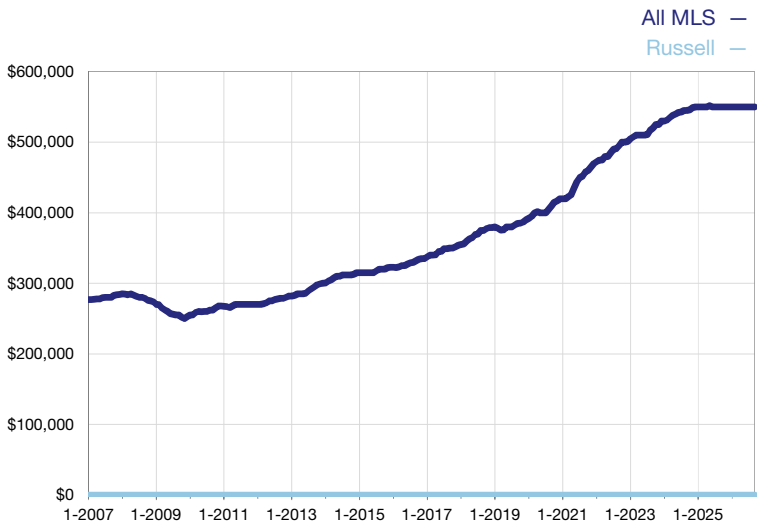
Condominium Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	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	0	**0**	--	0	**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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