

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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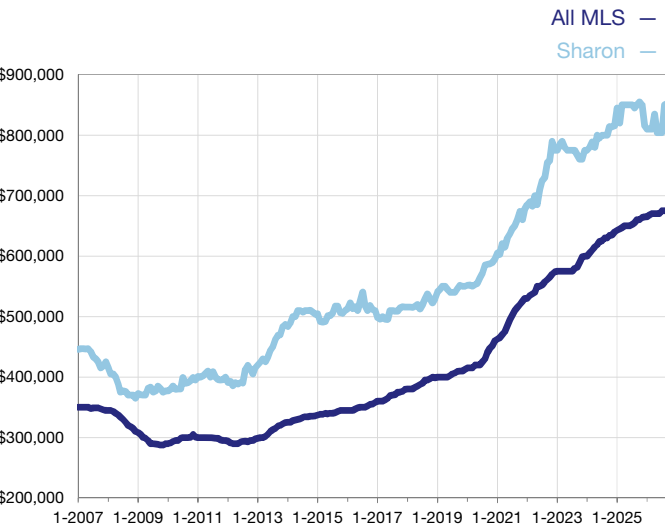
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	8	- 33.3%	111	118	+ 6.3%
Closed Sales	12	14	+ 16.7%	105	111	+ 5.7%
Median Sales Price*	\$1,057,500	\$998,500	- 5.6%	\$850,000	\$890,000	+ 4.7%
Inventory of Homes for Sale	22	31	+ 40.9%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--
Cumulative Days on Market Until Sale	35	44	+ 25.7%	35	34	- 2.9%
Percent of Original List Price Received*	101.4%	97.9%	- 3.5%	99.9%	98.8%	- 1.1%
New Listings	19	17	- 10.5%	141	158	+ 12.1%

* 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	2	3	+ 50.0%	19	18	- 5.3%
Closed Sales	3	2	- 33.3%	12	20	+ 66.7%
Median Sales Price*	\$335,000	\$910,000	+ 171.6%	\$340,000	\$737,500	+ 116.9%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	2.9	5.7	+ 96.6%	--	--	--
Cumulative Days on Market Until Sale	54	30	- 44.4%	48	42	- 12.5%
Percent of Original List Price Received*	99.0%	96.4%	- 2.6%	97.3%	100.5%	+ 3.3%
New Listings	0	2	--	26	35	+ 34.6%

* 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

