Local Market Update – September 2026

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

Shelburne

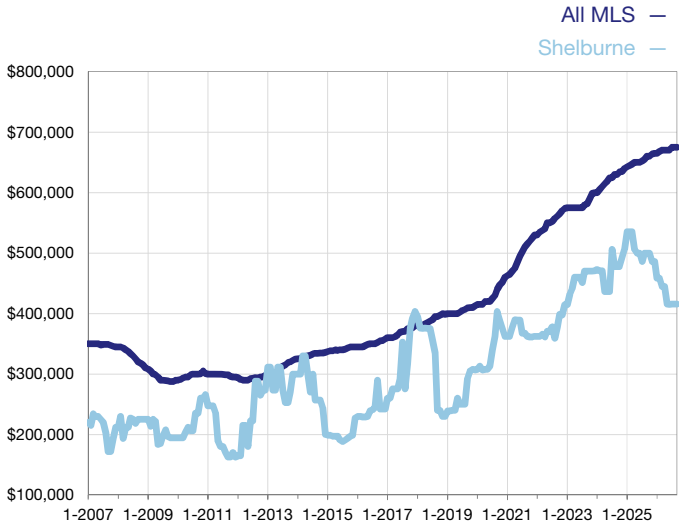
Single-Family Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**1**	--	4	**6**	+ 50.0%
Closed Sales	0	**0**	--	6	**5**	- 16.7%
Median Sales Price*	$0	**$0**	--	$486,000	**$415,580**	- 14.5%
Inventory of Homes for Sale	3	**3**	0.0%	--	--	--
Months Supply of Inventory	1.9	**1.8**	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	72	**32**	- 55.6%
Percent of Original List Price Received*	0.0%	**0.0%**	--	90.5%	**96.9%**	+ 7.1%
New Listings	2	**1**	- 50.0%	6	**11**	+ 83.3%

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

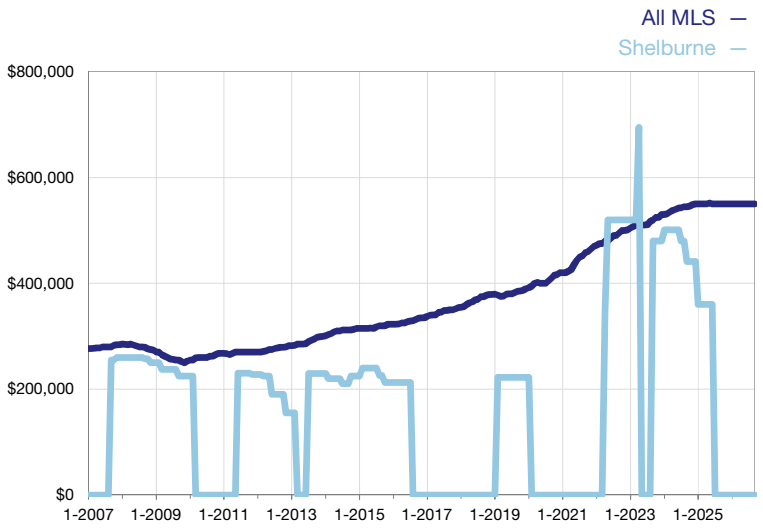
Condominium Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**2**	--	0	**2**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	4	**3**	- 25.0%	--	--	--
Months Supply of Inventory	0.0	**1.5**	--	--	--	--
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	**1**	--	0	**3**	--

* 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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