

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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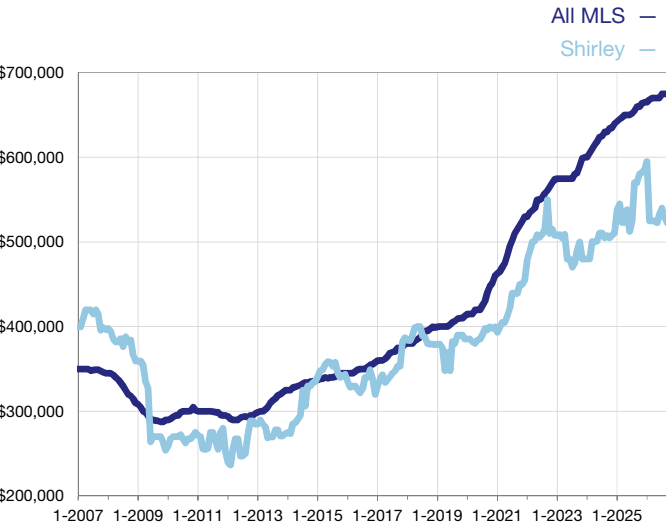
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	25	35	+ 40.0%
Closed Sales	4	5	+ 25.0%	25	34	+ 36.0%
Median Sales Price*	\$617,500	\$506,500	- 18.0%	\$605,000	\$522,500	- 13.6%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	3.5	1.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	33	63	+ 90.9%	41	37	- 9.8%
Percent of Original List Price Received*	97.4%	94.8%	- 2.7%	102.4%	101.0%	- 1.4%
New Listings	6	3	- 50.0%	36	46	+ 27.8%

* 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	1	3	+ 200.0%	12	38	+ 216.7%
Closed Sales	1	4	+ 300.0%	13	36	+ 176.9%
Median Sales Price*	\$399,000	\$389,950	- 2.3%	\$326,000	\$373,500	+ 14.6%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.9	0.8	- 72.4%	--	--	--
Cumulative Days on Market Until Sale	59	49	- 16.9%	44	37	- 15.9%
Percent of Original List Price Received*	97.6%	97.7%	+ 0.1%	96.5%	100.0%	+ 3.6%
New Listings	3	2	- 33.3%	13	34	+ 161.5%

* 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

