

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerset

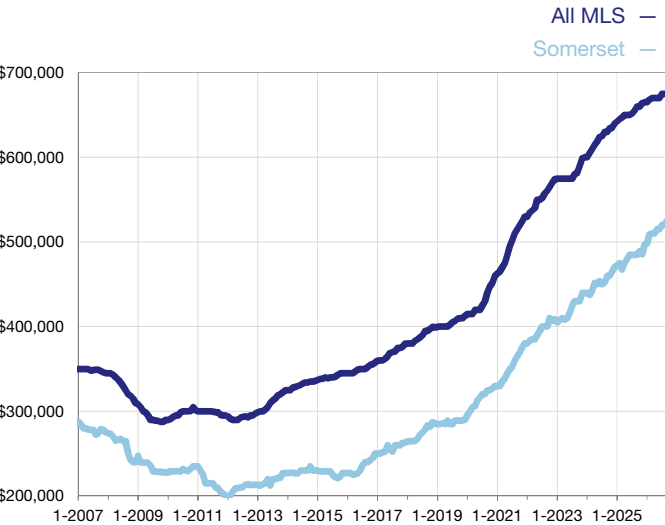
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	19	+ 72.7%	143	112	- 21.7%
Closed Sales	11	11	0.0%	141	109	- 22.7%
Median Sales Price*	\$435,000	\$542,500	+ 24.7%	\$486,000	\$525,000	+ 8.0%
Inventory of Homes for Sale	26	27	+ 3.8%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--
Cumulative Days on Market Until Sale	24	36	+ 50.0%	33	37	+ 12.1%
Percent of Original List Price Received*	100.3%	100.0%	- 0.3%	100.1%	100.1%	0.0%
New Listings	20	19	- 5.0%	166	140	- 15.7%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	0	2	--
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$489,500	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	26	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	98.7%	--
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

