Local Market Update – October 2026

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

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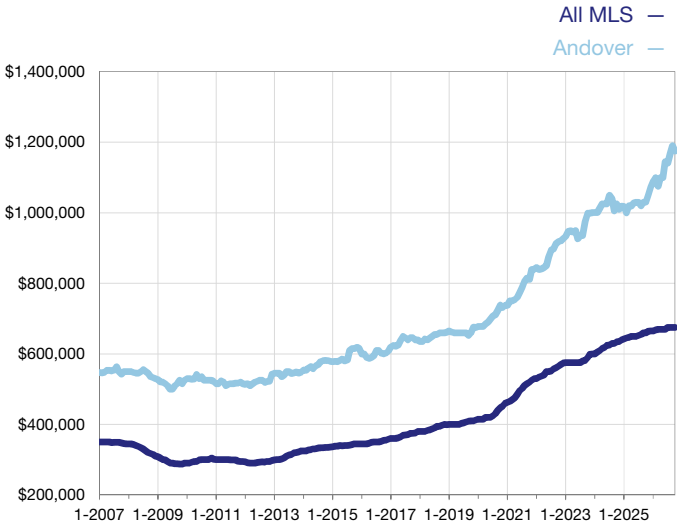
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	23	**25**	+ 8.7%	250	**223**	- 10.8%
Closed Sales	27	**22**	- 18.5%	245	**212**	- 13.5%
Median Sales Price*	$1,200,000	**$1,118,750**	- 6.8%	$1,075,000	**$1,200,000**	+ 11.6%
Inventory of Homes for Sale	36	**54**	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	**2.6**	+ 73.3%	--	--	--
Cumulative Days on Market Until Sale	39	**30**	- 23.1%	34	**31**	- 8.8%
Percent of Original List Price Received*	103.0%	**101.1%**	- 1.8%	102.1%	**102.5%**	+ 0.4%
New Listings	24	**21**	- 12.5%	295	**303**	+ 2.7%

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

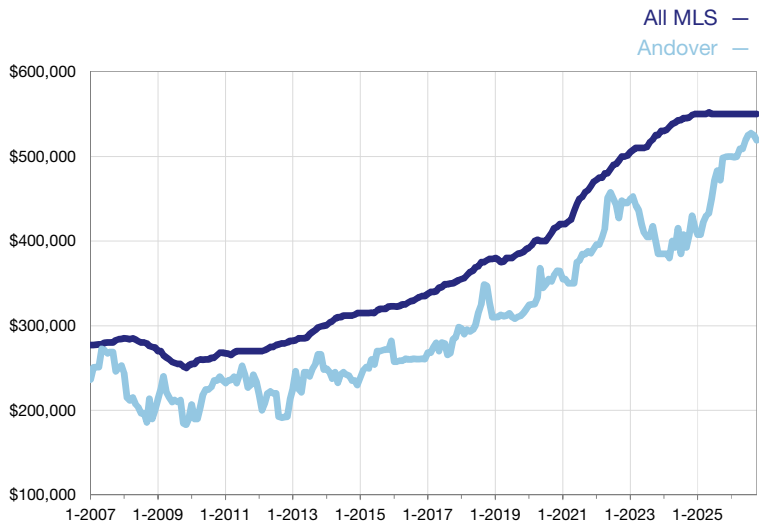
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**8**	+ 60.0%	83	**96**	+ 15.7%
Closed Sales	6	**5**	- 16.7%	80	**89**	+ 11.3%
Median Sales Price*	$602,500	**$379,000**	- 37.1%	$504,000	**$520,000**	+ 3.2%
Inventory of Homes for Sale	28	**24**	- 14.3%	--	--	--
Months Supply of Inventory	3.6	**2.6**	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	30	**23**	- 23.3%	36	**45**	+ 25.0%
Percent of Original List Price Received*	98.0%	**101.5%**	+ 3.6%	101.2%	**97.7%**	- 3.5%
New Listings	17	**9**	- 47.1%	116	**129**	+ 11.2%

* 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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