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	13	**16**	+ 23.1%	126	**110**	- 12.7%
Closed Sales	19	**8**	- 57.9%	124	**107**	- 13.7%
Median Sales Price*	$318,000	**$321,500**	+ 1.1%	$339,000	**$341,500**	+ 0.7%
Inventory of Homes for Sale	31	**25**	- 19.4%	--	--	--
Months Supply of Inventory	2.5	**2.3**	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	36	**37**	+ 2.8%	44	**49**	+ 11.4%
Percent of Original List Price Received*	99.7%	**95.9%**	- 3.8%	100.2%	**99.0%**	- 1.2%
New Listings	13	**12**	- 7.7%	148	**131**	- 11.5%

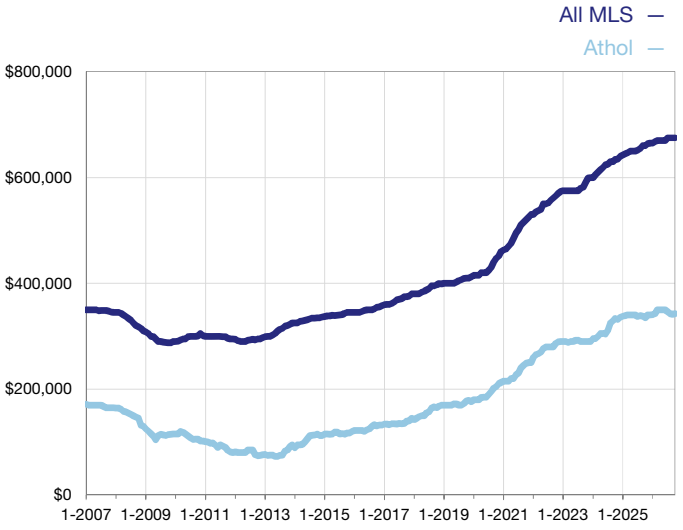
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

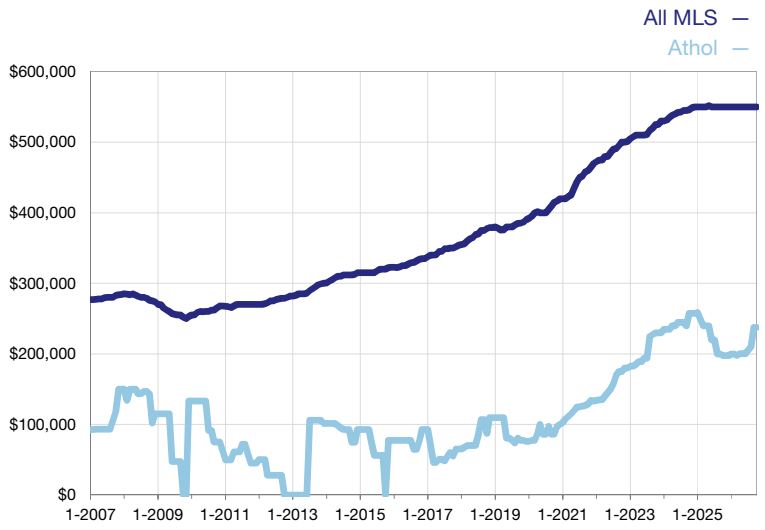
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	8	**3**	- 62.5%
Closed Sales	0	**0**	--	6	**4**	- 33.3%
Median Sales Price*	$0	**$0**	--	$197,450	**$240,000**	+ 21.5%
Inventory of Homes for Sale	0	**3**	--	--	--	--
Months Supply of Inventory	0.0	**2.3**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	44	**38**	- 13.6%
Percent of Original List Price Received*	0.0%	**0.0%**	--	96.4%	**100.7%**	+ 4.5%
New Listings	0	**0**	--	6	**5**	- 16.7%

* 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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