Local Market Update – October 2026

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

Beacon Hill

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**2**	- 33.3%	14	**17**	+ 21.4%
Closed Sales	2	**1**	- 50.0%	13	**18**	+ 38.5%
Median Sales Price*	$4,625,000	**$3,495,000**	- 24.4%	$3,750,000	**$4,650,000**	+ 24.0%
Inventory of Homes for Sale	28	**14**	- 50.0%	--	--	--
Months Supply of Inventory	13.3	**5.0**	- 62.4%	--	--	--
Cumulative Days on Market Until Sale	149	**106**	- 28.9%	96	**158**	+ 64.6%
Percent of Original List Price Received*	85.1%	**100.0%**	+ 17.5%	89.6%	**92.9%**	+ 3.7%
New Listings	5	**4**	- 20.0%	53	**37**	- 30.2%

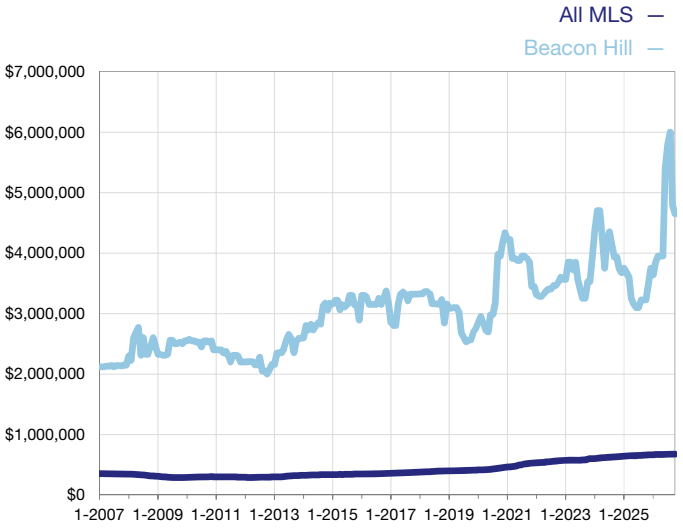
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

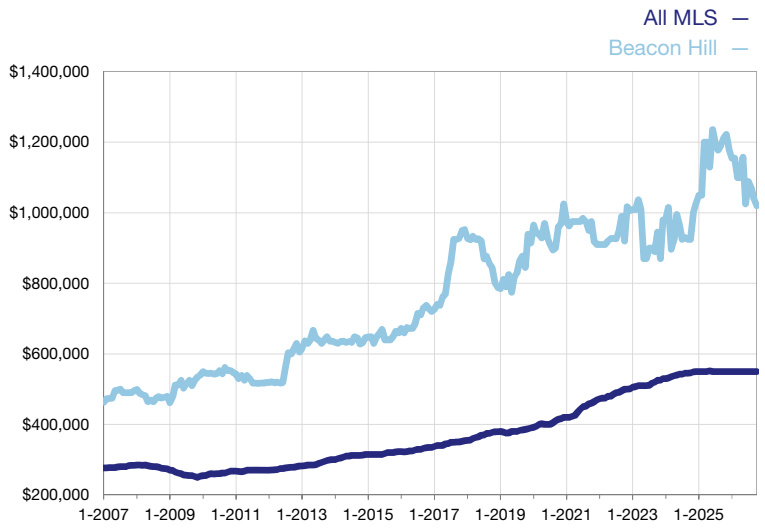
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**12**	+ 100.0%	92	**123**	+ 33.7%
Closed Sales	11	**14**	+ 27.3%	97	**123**	+ 26.8%
Median Sales Price*	$1,515,000	**$1,199,250**	- 20.8%	$1,185,000	**$999,999**	- 15.6%
Inventory of Homes for Sale	47	**57**	+ 21.3%	--	--	--
Months Supply of Inventory	5.3	**4.9**	- 7.5%	--	--	--
Cumulative Days on Market Until Sale	96	**63**	- 34.4%	76	**60**	- 21.1%
Percent of Original List Price Received*	95.8%	**95.9%**	+ 0.1%	95.4%	**95.6%**	+ 0.2%
New Listings	11	**11**	0.0%	151	**209**	+ 38.4%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.