Local Market Update – October 2026

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

Becket

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**4**	0.0%	42	**35**	- 16.7%
Closed Sales	6	**3**	- 50.0%	41	**34**	- 17.1%
Median Sales Price*	$535,500	**$470,000**	- 12.2%	$365,000	**$474,500**	+ 30.0%
Inventory of Homes for Sale	32	**31**	- 3.1%	--	--	--
Months Supply of Inventory	6.8	**9.1**	+ 33.8%	--	--	--
Cumulative Days on Market Until Sale	91	**111**	+ 22.0%	90	**123**	+ 36.7%
Percent of Original List Price Received*	98.8%	**91.0%**	- 7.9%	94.7%	**93.2%**	- 1.6%
New Listings	5	**7**	+ 40.0%	78	**61**	- 21.8%

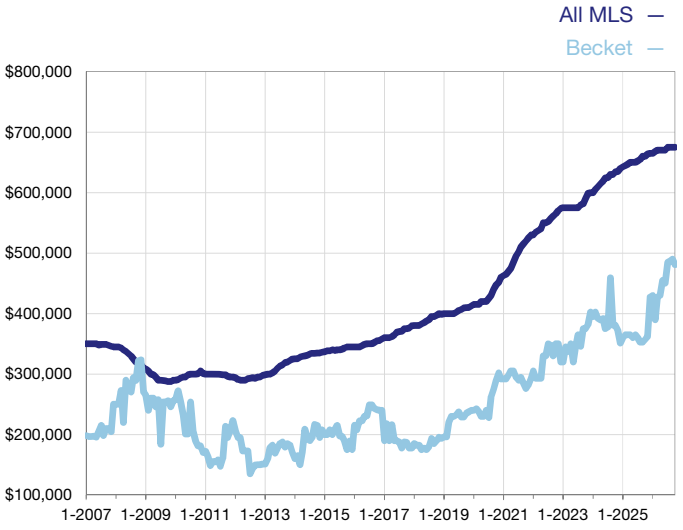
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

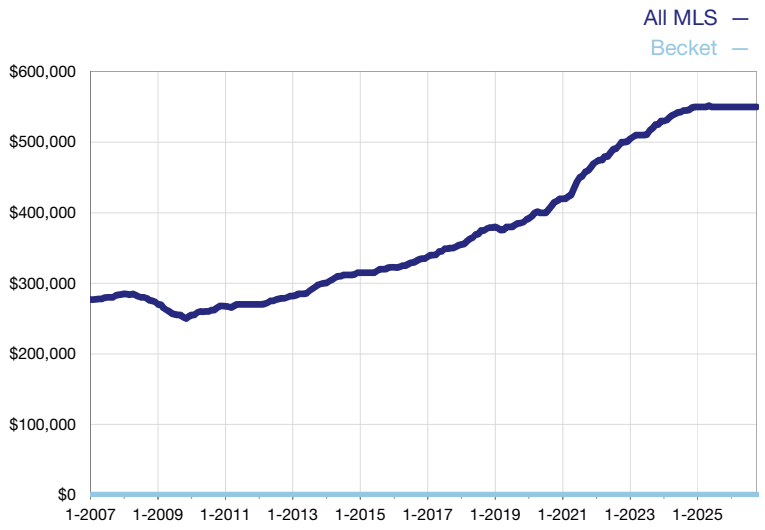
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	0	**0**	--	0	**0**	--

* 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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