Local Market Update – October 2026

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

Bourne

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**16**	+ 14.3%	148	**169**	+ 14.2%
Closed Sales	19	**25**	+ 31.6%	149	**165**	+ 10.7%
Median Sales Price*	$700,000	**$700,000**	0.0%	$625,000	**$700,000**	+ 12.0%
Inventory of Homes for Sale	59	**47**	- 20.3%	--	--	--
Months Supply of Inventory	4.0	**3.0**	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	57	**64**	+ 12.3%	54	**56**	+ 3.7%
Percent of Original List Price Received*	99.8%	**96.3%**	- 3.5%	97.0%	**96.2%**	- 0.8%
New Listings	25	**15**	- 40.0%	206	**212**	+ 2.9%

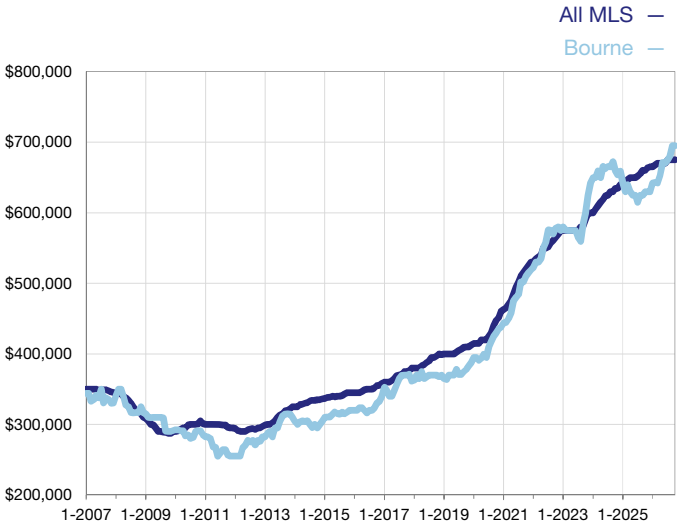
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

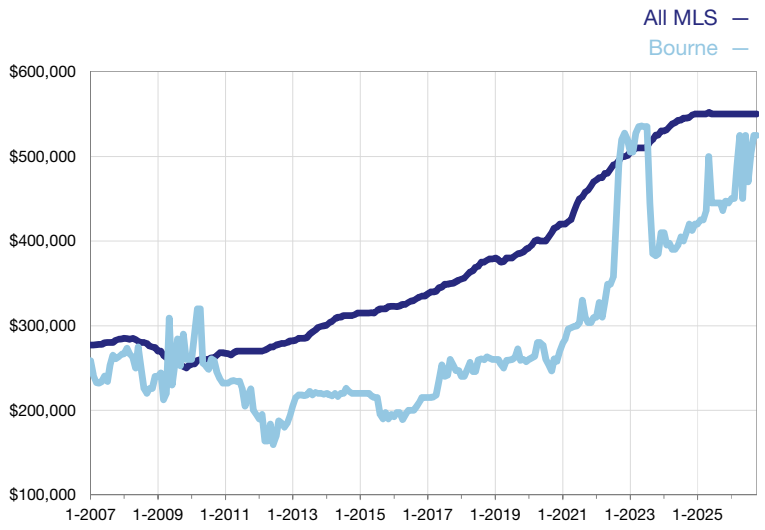
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**6**	0.0%	45	**48**	+ 6.7%
Closed Sales	3	**6**	+ 100.0%	44	**45**	+ 2.3%
Median Sales Price*	$420,000	**$637,500**	+ 51.8%	$435,000	**$524,900**	+ 20.7%
Inventory of Homes for Sale	18	**27**	+ 50.0%	--	--	--
Months Supply of Inventory	4.1	**6.1**	+ 48.8%	--	--	--
Cumulative Days on Market Until Sale	30	**90**	+ 200.0%	74	**87**	+ 17.6%
Percent of Original List Price Received*	98.2%	**93.9%**	- 4.4%	95.2%	**95.4%**	+ 0.2%
New Listings	5	**8**	+ 60.0%	56	**83**	+ 48.2%

* 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



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.