# Local Market Update – October 2026

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

# Dalton

## Single-Family Properties

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 4 | **4** | 0.0% | 63 | **53** | - 15.9% |
| Closed Sales | 8 | **5** | - 37.5% | 57 | **54** | - 5.3% |
| Median Sales Price* | $375,000 | **$399,000** | + 6.4% | $340,000 | **$340,750** | + 0.2% |
| Inventory of Homes for Sale | 20 | **15** | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | **2.8** | - 20.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 57 | **92** | + 61.4% | 61 | **78** | + 27.9% |
| Percent of Original List Price Received* | 95.7% | **94.4%** | - 1.4% | 98.3% | **97.5%** | - 0.8% |
| New Listings | 7 | **5** | - 28.6% | 74 | **66** | - 10.8% |

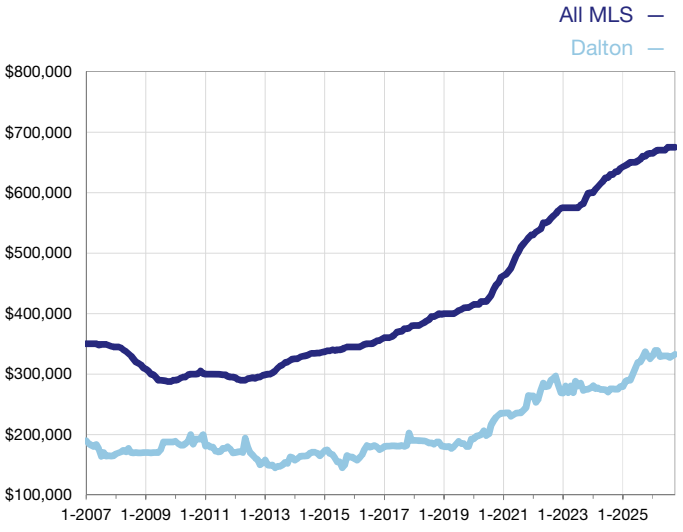
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

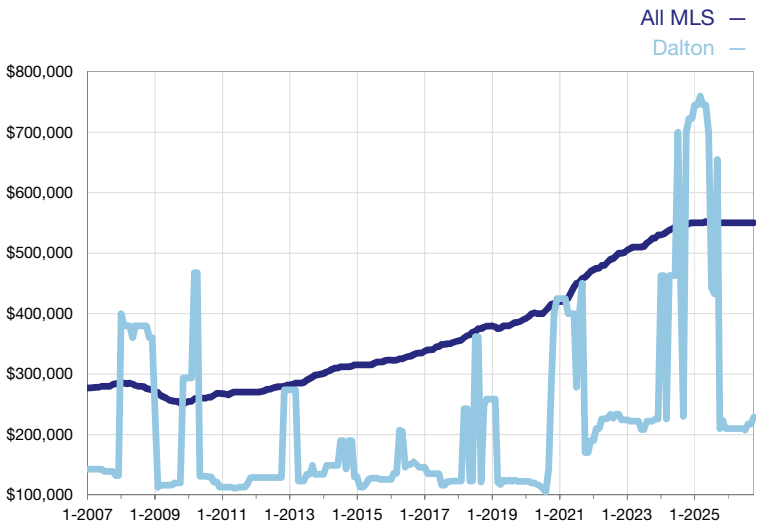
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 0 | **0** | -- | 4 | **7** | + 75.0% |
| Closed Sales | 1 | **3** | + 200.0% | 3 | **7** | + 133.3% |
| Median Sales Price* | $209,900 | **$233,000** | + 11.0% | $209,900 | **$233,000** | + 11.0% |
| Inventory of Homes for Sale | 1 | **2** | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | **1.1** | + 37.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 39 | **64** | + 64.1% | 64 | **61** | - 4.7% |
| Percent of Original List Price Received* | 100.0% | **98.0%** | - 2.0% | 100.3% | **97.2%** | - 3.1% |
| New Listings | 0 | **1** | -- | 6 | **10** | + 66.7% |

* 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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