Local Market Update – October 2026

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

Douglas

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**11**	+ 37.5%	59	**80**	+ 35.6%
Closed Sales	7	**6**	- 14.3%	62	**67**	+ 8.1%
Median Sales Price*	$620,000	**$555,000**	- 10.5%	$585,000	**$640,000**	+ 9.4%
Inventory of Homes for Sale	19	**27**	+ 42.1%	--	--	--
Months Supply of Inventory	2.9	**3.9**	+ 34.5%	--	--	--
Cumulative Days on Market Until Sale	26	**31**	+ 19.2%	42	**46**	+ 9.5%
Percent of Original List Price Received*	99.9%	**98.8%**	- 1.1%	99.9%	**99.2%**	- 0.7%
New Listings	8	**16**	+ 100.0%	83	**107**	+ 28.9%

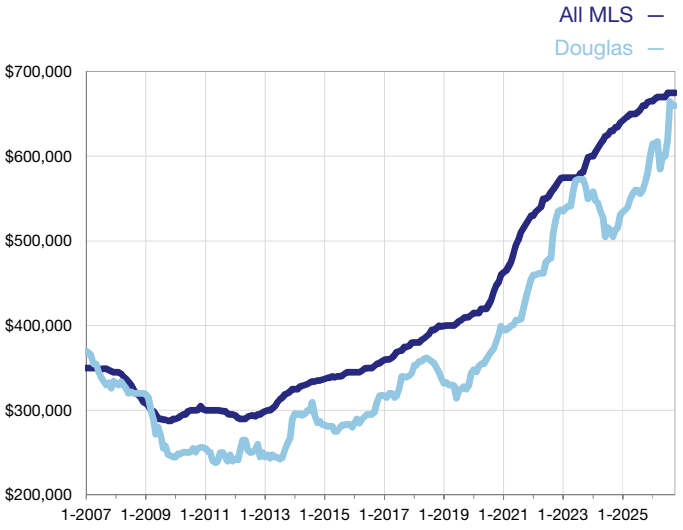
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

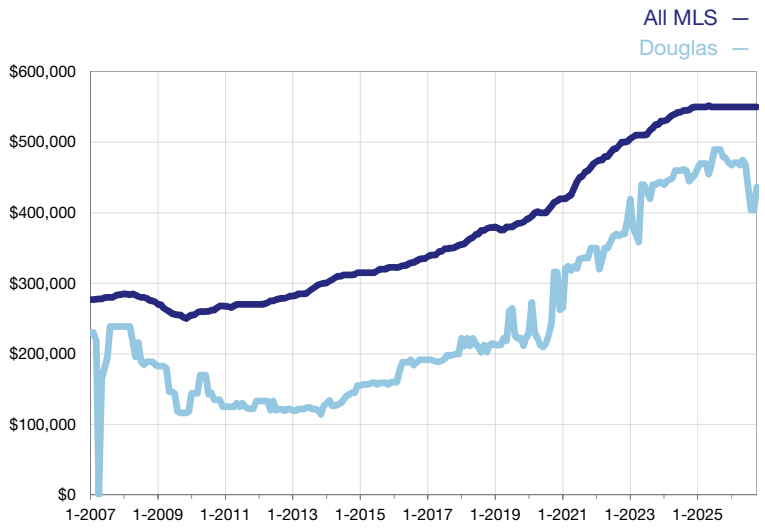
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**1**	- 75.0%	12	**12**	0.0%
Closed Sales	2	**0**	- 100.0%	15	**13**	- 13.3%
Median Sales Price*	$361,000	**$0**	- 100.0%	$479,900	**$500,000**	+ 4.2%
Inventory of Homes for Sale	4	**2**	- 50.0%	--	--	--
Months Supply of Inventory	1.7	**1.1**	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	37	**0**	- 100.0%	17	**24**	+ 41.2%
Percent of Original List Price Received*	99.6%	**0.0%**	- 100.0%	100.8%	**101.2%**	+ 0.4%
New Listings	2	**1**	- 50.0%	16	**14**	- 12.5%

* 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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