Local Market Update – October 2026

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

Erving

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	13	**13**	0.0%
Closed Sales	2	**3**	+ 50.0%	13	**12**	- 7.7%
Median Sales Price*	$411,908	**$325,000**	- 21.1%	$355,000	**$286,000**	- 19.4%
Inventory of Homes for Sale	0	**2**	--	--	--	--
Months Supply of Inventory	0.0	**1.1**	--	--	--	--
Cumulative Days on Market Until Sale	35	**36**	+ 2.9%	35	**27**	- 22.9%
Percent of Original List Price Received*	95.0%	**95.5%**	+ 0.5%	97.3%	**97.2%**	- 0.1%
New Listings	0	**2**	--	13	**15**	+ 15.4%

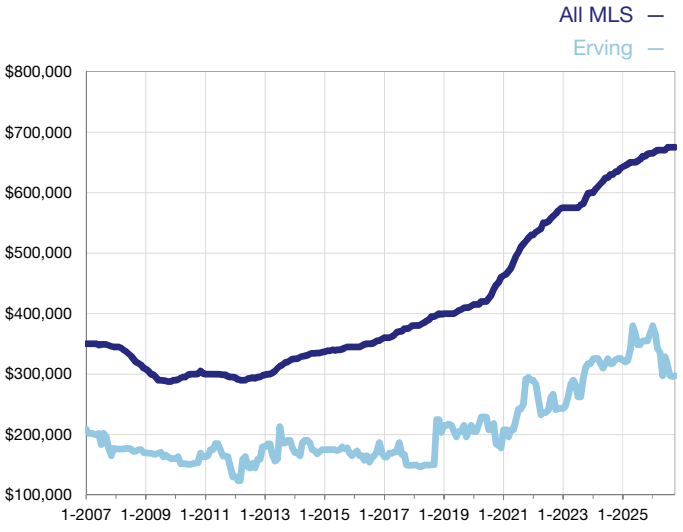
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

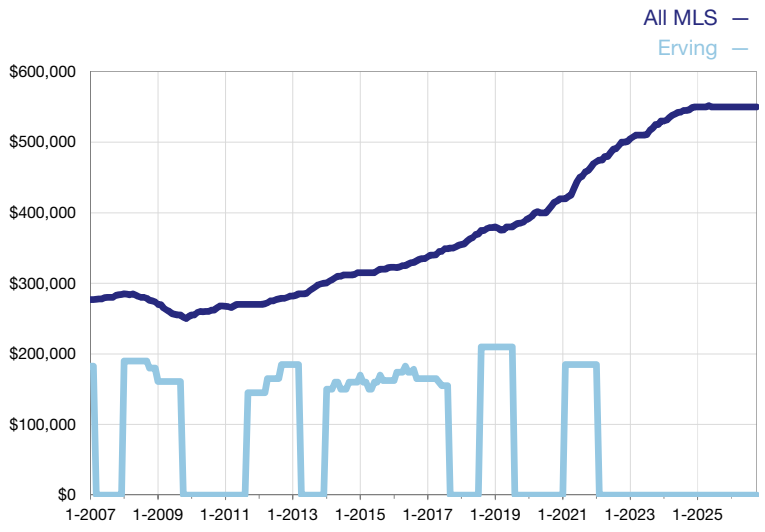
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
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



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.