# Local Market Update – October 2026

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

# Hamilton

## Single-Family Properties

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 5 | **5** | 0.0% | 56 | **67** | + 19.6% |
| Closed Sales | 9 | **9** | 0.0% | 56 | **65** | + 16.1% |
| Median Sales Price* | $875,000 | **$755,000** | - 13.7% | $933,500 | **$840,000** | - 10.0% |
| Inventory of Homes for Sale | 13 | **16** | + 23.1% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | **2.5** | + 4.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 71 | **53** | - 25.4% | 48 | **33** | - 31.3% |
| Percent of Original List Price Received* | 98.6% | **97.0%** | - 1.6% | 100.9% | **101.4%** | + 0.5% |
| New Listings | 8 | **5** | - 37.5% | 66 | **80** | + 21.2% |

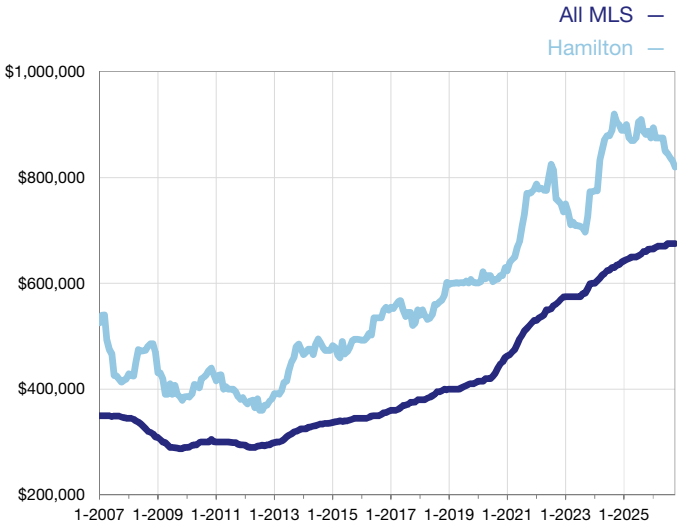
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

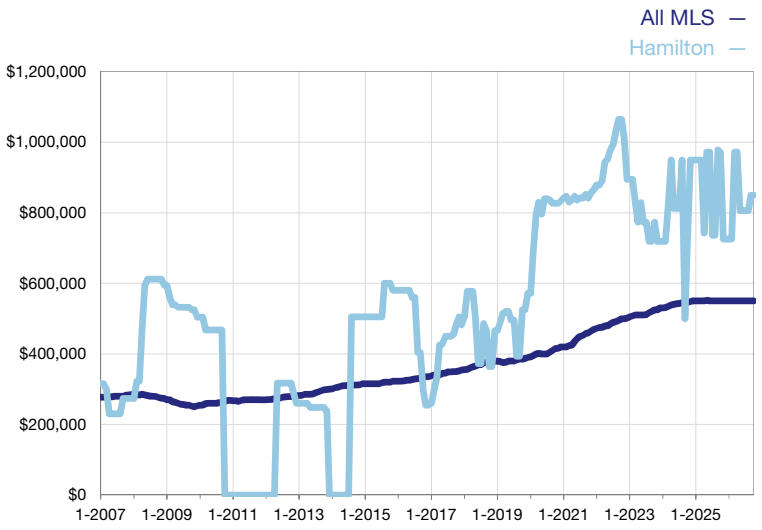
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 0 | **1** | -- | 2 | **7** | + 250.0% |
| Closed Sales | 0 | **0** | -- | 2 | **5** | + 150.0% |
| Median Sales Price* | $0 | **$0** | -- | $725,150 | **$850,000** | + 17.2% |
| Inventory of Homes for Sale | 2 | **0** | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | **0.0** | - 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | **0** | -- | 19 | **64** | + 236.8% |
| Percent of Original List Price Received* | 0.0% | **0.0%** | -- | 95.2% | **93.9%** | - 1.4% |
| New Listings | 0 | **0** | -- | 4 | **5** | + 25.0% |

* 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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