Local Market Update – October 2026

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

Hanson

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**8**	- 27.3%	74	**63**	- 14.9%
Closed Sales	5	**9**	+ 80.0%	66	**64**	- 3.0%
Median Sales Price*	$639,000	**$535,000**	- 16.3%	$616,000	**$630,950**	+ 2.4%
Inventory of Homes for Sale	17	**16**	- 5.9%	--	--	--
Months Supply of Inventory	2.5	**2.5**	0.0%	--	--	--
Cumulative Days on Market Until Sale	71	**27**	- 62.0%	32	**41**	+ 28.1%
Percent of Original List Price Received*	90.8%	**100.5%**	+ 10.7%	100.5%	**99.8%**	- 0.7%
New Listings	12	**10**	- 16.7%	92	**83**	- 9.8%

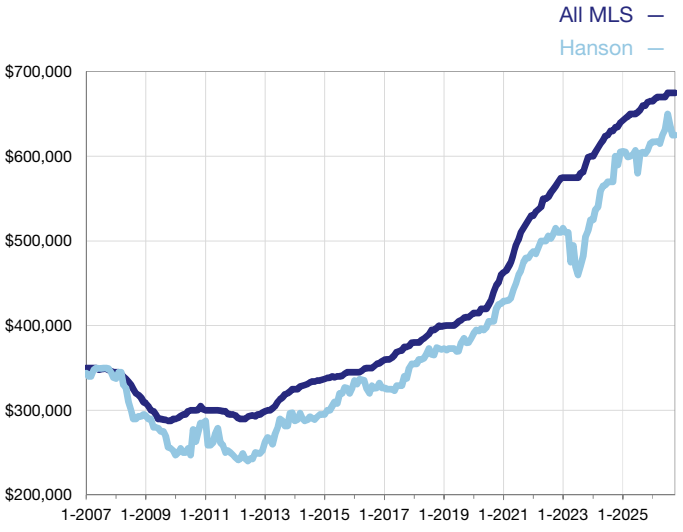
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

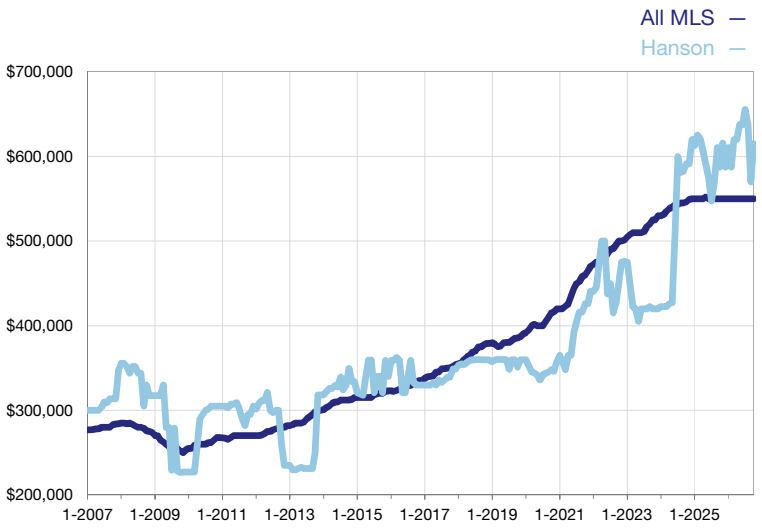
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**5**	+ 400.0%	34	**21**	- 38.2%
Closed Sales	1	**3**	+ 200.0%	35	**20**	- 42.9%
Median Sales Price*	$365,000	**$635,000**	+ 74.0%	$524,900	**$550,000**	+ 4.8%
Inventory of Homes for Sale	4	**3**	- 25.0%	--	--	--
Months Supply of Inventory	1.1	**1.4**	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	28	**54**	+ 92.9%	61	**59**	- 3.3%
Percent of Original List Price Received*	100.0%	**96.8%**	- 3.2%	100.0%	**100.0%**	0.0%
New Listings	0	**3**	--	32	**24**	- 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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