Local Market Update – October 2026

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

Hardwick

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**3**	- 50.0%	21	**16**	- 23.8%
Closed Sales	2	**0**	- 100.0%	14	**14**	0.0%
Median Sales Price*	$474,500	**$0**	- 100.0%	$399,950	**$412,500**	+ 3.1%
Inventory of Homes for Sale	8	**8**	0.0%	--	--	--
Months Supply of Inventory	3.5	**4.2**	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	33	**0**	- 100.0%	91	**40**	- 56.0%
Percent of Original List Price Received*	98.3%	**0.0%**	- 100.0%	98.0%	**100.9%**	+ 3.0%
New Listings	4	**3**	- 25.0%	28	**27**	- 3.6%

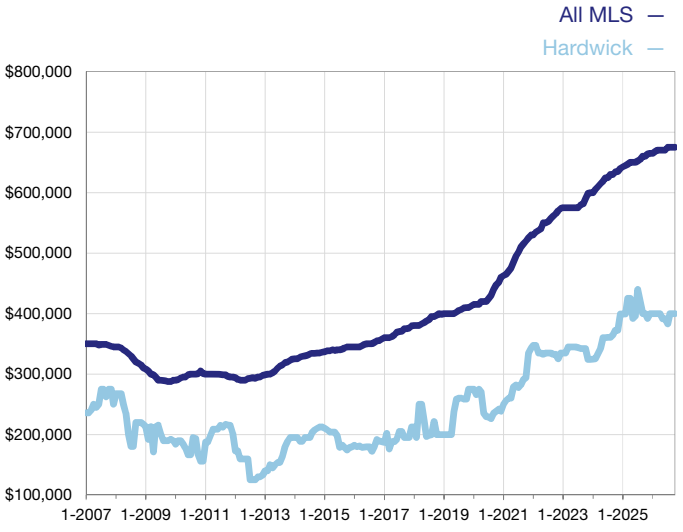
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

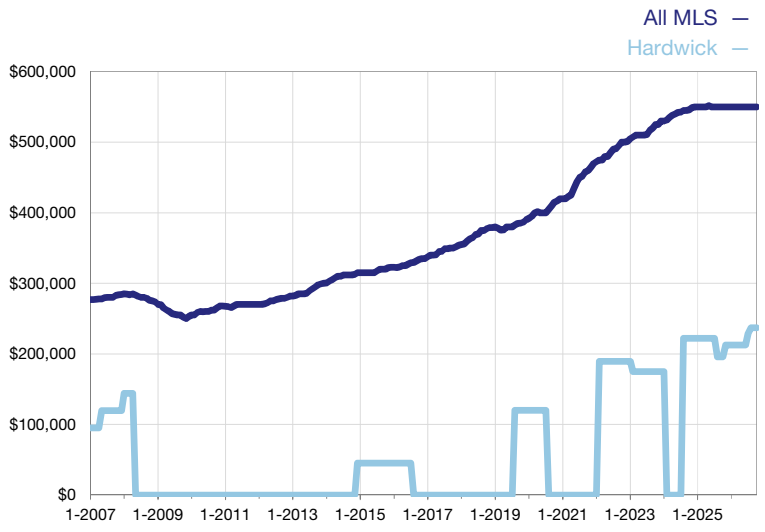
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	2	**1**	- 50.0%
Closed Sales	0	**0**	--	1	**1**	0.0%
Median Sales Price*	$0	**$0**	--	$196,000	**$245,000**	+ 25.0%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	20	**44**	+ 120.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	116.0%	**98.0%**	- 15.5%
New Listings	0	**0**	--	2	**1**	- 50.0%

* 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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