Local Market Update – October 2026

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

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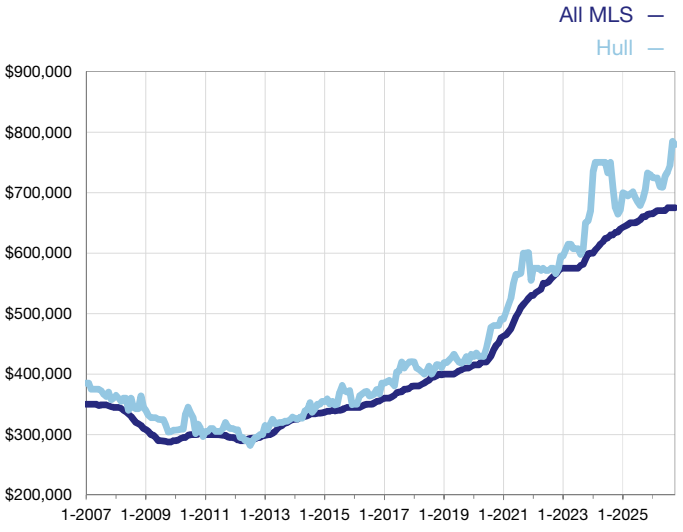
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	12	**11**	- 8.3%	83	**98**	+ 18.1%
Closed Sales	8	**12**	+ 50.0%	80	**91**	+ 13.8%
Median Sales Price*	$886,000	**$774,500**	- 12.6%	$722,500	**$785,000**	+ 8.7%
Inventory of Homes for Sale	30	**27**	- 10.0%	--	--	--
Months Supply of Inventory	3.8	**3.1**	- 18.4%	--	--	--
Cumulative Days on Market Until Sale	47	**43**	- 8.5%	58	**59**	+ 1.7%
Percent of Original List Price Received*	100.8%	**95.3%**	- 5.5%	94.2%	**94.9%**	+ 0.7%
New Listings	12	**11**	- 8.3%	130	**141**	+ 8.5%

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

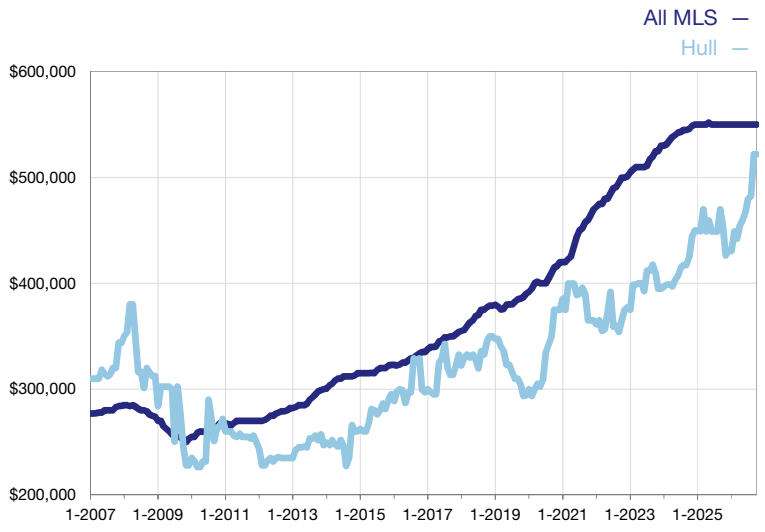
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	40	**38**	- 5.0%
Closed Sales	2	**4**	+ 100.0%	43	**39**	- 9.3%
Median Sales Price*	$422,500	**$410,013**	- 3.0%	$449,000	**$530,000**	+ 18.0%
Inventory of Homes for Sale	16	**21**	+ 31.3%	--	--	--
Months Supply of Inventory	3.8	**6.1**	+ 60.5%	--	--	--
Cumulative Days on Market Until Sale	11	**26**	+ 136.4%	56	**59**	+ 5.4%
Percent of Original List Price Received*	99.7%	**97.4%**	- 2.3%	96.5%	**96.7%**	+ 0.2%
New Listings	3	**8**	+ 166.7%	71	**73**	+ 2.8%

* 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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