Local Market Update – October 2026

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

Mansfield

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**15**	+ 7.1%	105	**114**	+ 8.6%
Closed Sales	9	**8**	- 11.1%	97	**99**	+ 2.1%
Median Sales Price*	$706,000	**$910,000**	+ 28.9%	$735,000	**$740,000**	+ 0.7%
Inventory of Homes for Sale	19	**18**	- 5.3%	--	--	--
Months Supply of Inventory	2.0	**1.7**	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	19	**21**	+ 10.5%	23	**31**	+ 34.8%
Percent of Original List Price Received*	103.1%	**104.7%**	+ 1.6%	102.0%	**101.2%**	- 0.8%
New Listings	16	**11**	- 31.3%	127	**134**	+ 5.5%

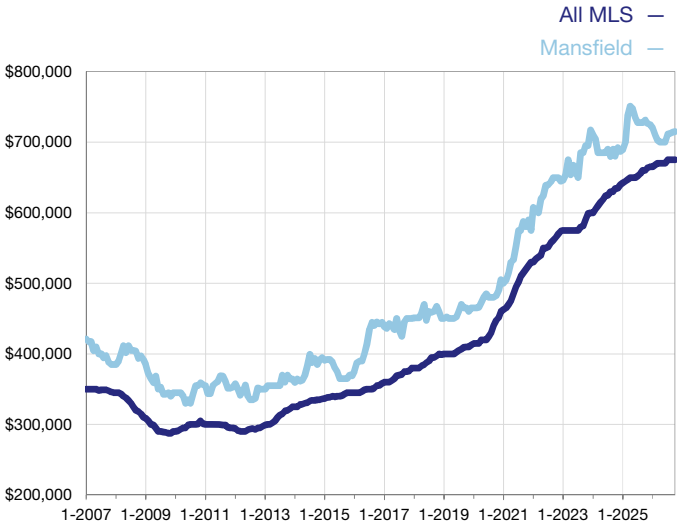
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

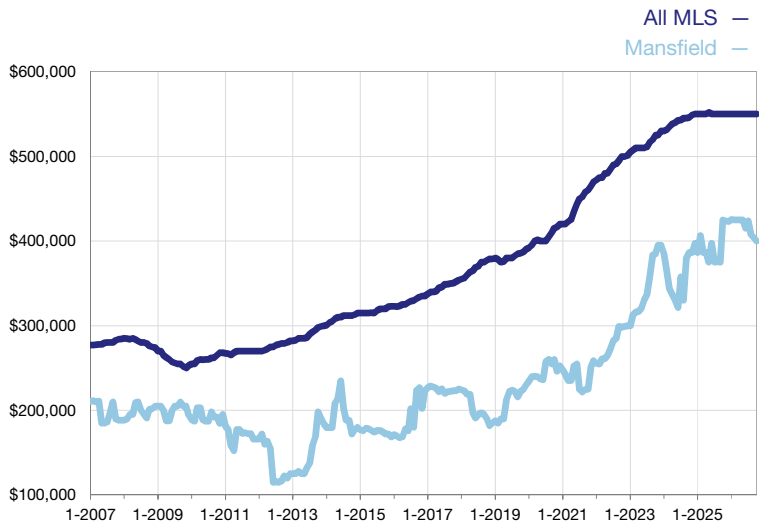
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**4**	- 20.0%	32	**36**	+ 12.5%
Closed Sales	6	**3**	- 50.0%	28	**34**	+ 21.4%
Median Sales Price*	$462,500	**$510,000**	+ 10.3%	$426,000	**$382,950**	- 10.1%
Inventory of Homes for Sale	5	**7**	+ 40.0%	--	--	--
Months Supply of Inventory	1.8	**2.0**	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	36	**57**	+ 58.3%	24	**28**	+ 16.7%
Percent of Original List Price Received*	96.9%	**96.0%**	- 0.9%	100.4%	**99.8%**	- 0.6%
New Listings	4	**2**	- 50.0%	38	**45**	+ 18.4%

* 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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