Local Market Update – October 2026

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

Mendon

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**8**	+ 60.0%	55	**56**	+ 1.8%
Closed Sales	11	**1**	- 90.9%	58	**49**	- 15.5%
Median Sales Price*	$707,000	**$785,000**	+ 11.0%	$719,500	**$760,000**	+ 5.6%
Inventory of Homes for Sale	14	**8**	- 42.9%	--	--	--
Months Supply of Inventory	2.6	**1.5**	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	54	**21**	- 61.1%	38	**41**	+ 7.9%
Percent of Original List Price Received*	97.4%	**101.3%**	+ 4.0%	99.5%	**99.5%**	0.0%
New Listings	5	**4**	- 20.0%	69	**66**	- 4.3%

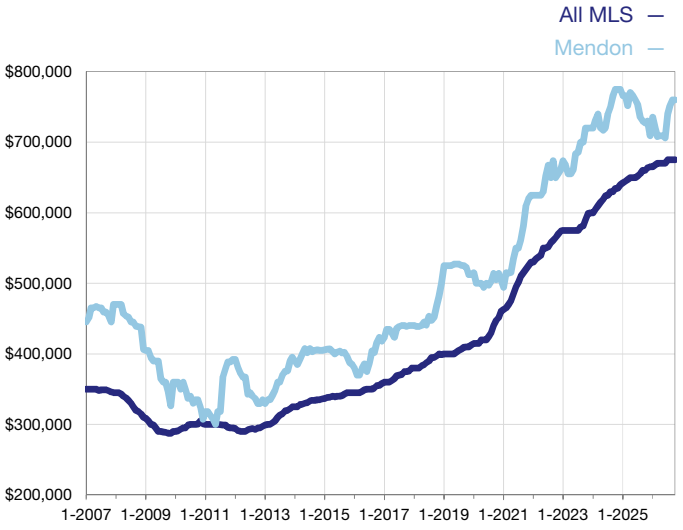
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

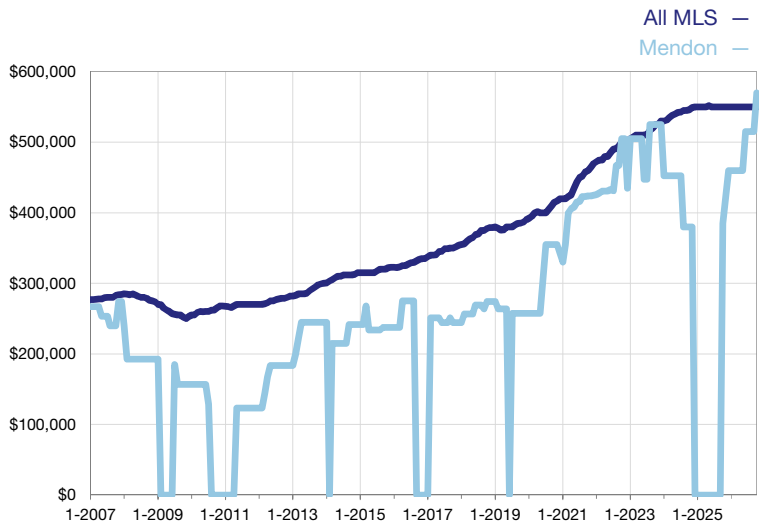
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	2	**1**	- 50.0%
Closed Sales	1	**0**	- 100.0%	1	**1**	0.0%
Median Sales Price*	$385,000	**$0**	- 100.0%	$385,000	**$583,999**	+ 51.7%
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	1.0	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	27	**0**	- 100.0%	27	**176**	+ 551.9%
Percent of Original List Price Received*	90.6%	**0.0%**	- 100.0%	90.6%	**97.3%**	+ 7.4%
New Listings	0	**0**	--	3	**0**	- 100.0%

* 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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