Local Market Update – October 2026

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

Middleton

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**4**	0.0%	47	**60**	+ 27.7%
Closed Sales	7	**4**	- 42.9%	48	**57**	+ 18.8%
Median Sales Price*	$675,000	**$1,472,500**	+ 118.1%	$997,000	**$1,115,000**	+ 11.8%
Inventory of Homes for Sale	16	**17**	+ 6.3%	--	--	--
Months Supply of Inventory	3.2	**3.1**	- 3.1%	--	--	--
Cumulative Days on Market Until Sale	29	**65**	+ 124.1%	36	**54**	+ 50.0%
Percent of Original List Price Received*	99.5%	**100.9%**	+ 1.4%	98.7%	**98.9%**	+ 0.2%
New Listings	9	**6**	- 33.3%	68	**76**	+ 11.8%

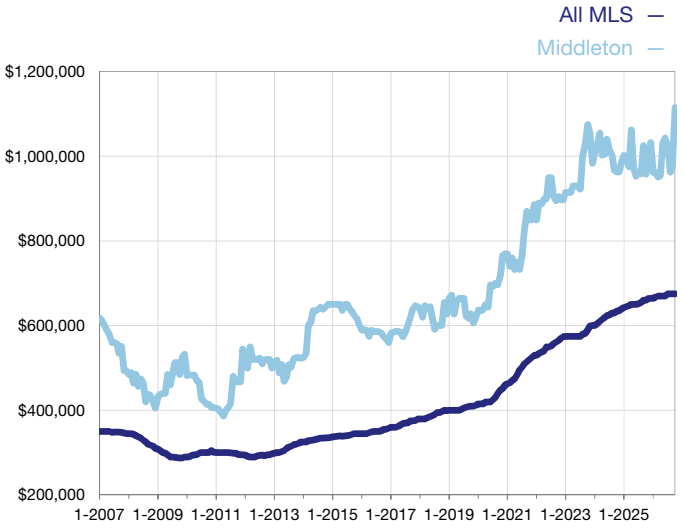
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

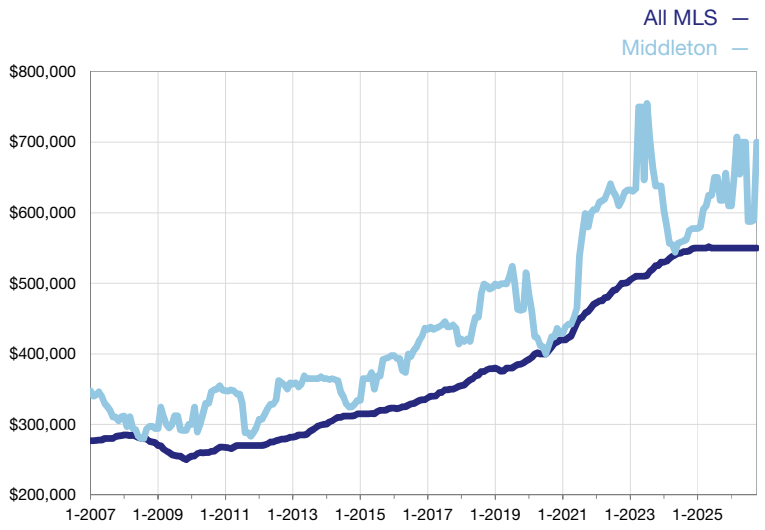
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**3**	- 40.0%	28	**33**	+ 17.9%
Closed Sales	1	**4**	+ 300.0%	24	**32**	+ 33.3%
Median Sales Price*	$419,900	**$852,500**	+ 103.0%	$640,500	**$717,500**	+ 12.0%
Inventory of Homes for Sale	11	**19**	+ 72.7%	--	--	--
Months Supply of Inventory	4.0	**5.2**	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	11	**58**	+ 427.3%	29	**49**	+ 69.0%
Percent of Original List Price Received*	100.0%	**99.0%**	- 1.0%	100.0%	**97.1%**	- 2.9%
New Listings	9	**5**	- 44.4%	40	**51**	+ 27.5%

* 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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