Local Market Update – October 2026

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

Norton

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	17	**8**	- 52.9%	121	**94**	- 22.3%
Closed Sales	15	**5**	- 66.7%	114	**90**	- 21.1%
Median Sales Price*	$675,000	**$685,000**	+ 1.5%	$625,000	**$705,000**	+ 12.8%
Inventory of Homes for Sale	27	**29**	+ 7.4%	--	--	--
Months Supply of Inventory	2.3	**3.3**	+ 43.5%	--	--	--
Cumulative Days on Market Until Sale	41	**21**	- 48.8%	35	**41**	+ 17.1%
Percent of Original List Price Received*	98.0%	**99.5%**	+ 1.5%	99.9%	**101.6%**	+ 1.7%
New Listings	21	**14**	- 33.3%	161	**128**	- 20.5%

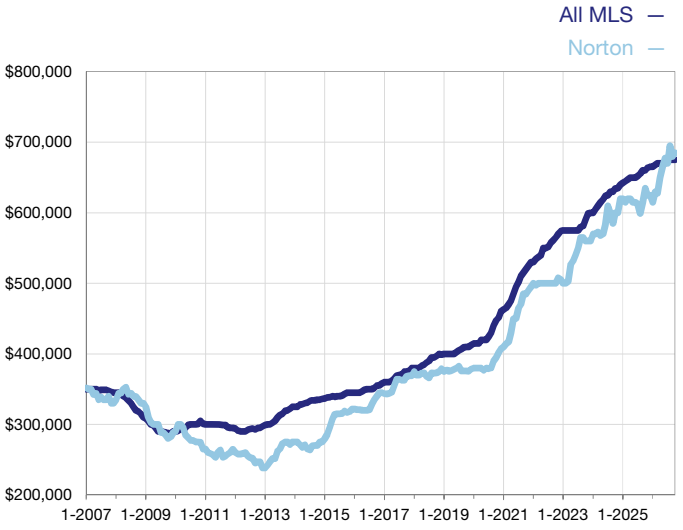
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

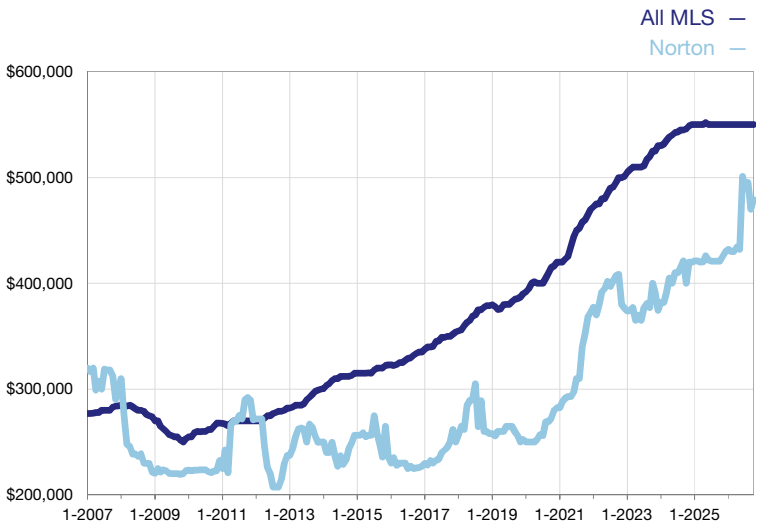
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**8**	+ 33.3%	49	**50**	+ 2.0%
Closed Sales	5	**3**	- 40.0%	46	**44**	- 4.3%
Median Sales Price*	$387,000	**$425,000**	+ 9.8%	$421,000	**$448,000**	+ 6.4%
Inventory of Homes for Sale	10	**10**	0.0%	--	--	--
Months Supply of Inventory	2.2	**2.1**	- 4.5%	--	--	--
Cumulative Days on Market Until Sale	24	**49**	+ 104.2%	35	**50**	+ 42.9%
Percent of Original List Price Received*	99.1%	**96.9%**	- 2.2%	101.0%	**99.1%**	- 1.9%
New Listings	6	**5**	- 16.7%	57	**56**	- 1.8%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.