Local Market Update – October 2026

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

Oakham

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**2**	+ 100.0%	7	**19**	+ 171.4%
Closed Sales	2	**2**	0.0%	8	**17**	+ 112.5%
Median Sales Price*	$382,500	**$662,500**	+ 73.2%	$456,000	**$570,000**	+ 25.0%
Inventory of Homes for Sale	9	**8**	- 11.1%	--	--	--
Months Supply of Inventory	4.8	**3.0**	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	25	**51**	+ 104.0%	67	**47**	- 29.9%
Percent of Original List Price Received*	99.7%	**98.9%**	- 0.8%	98.3%	**94.3%**	- 4.1%
New Listings	3	**2**	- 33.3%	17	**34**	+ 100.0%

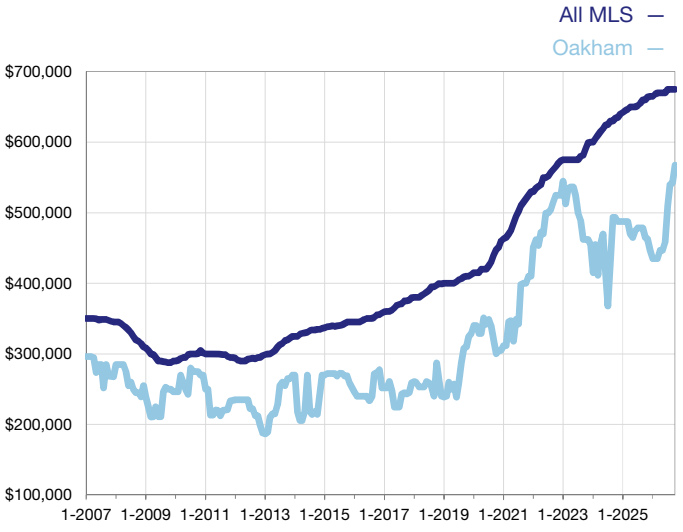
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

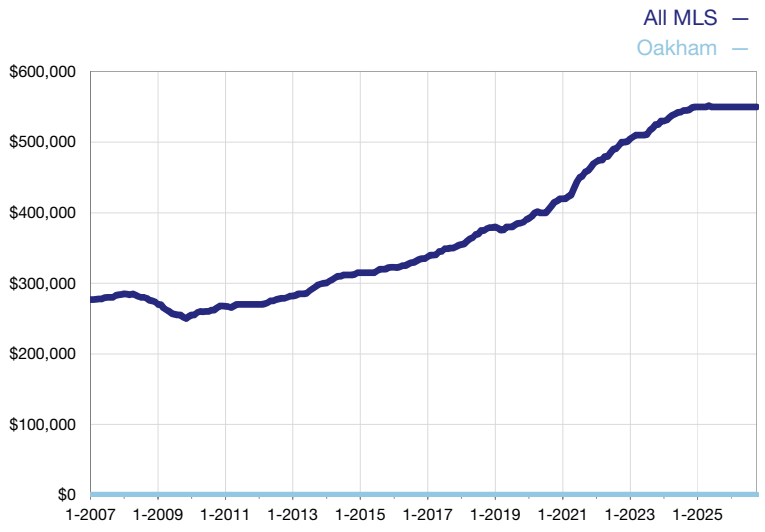
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	0	**0**	--	0	**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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