Local Market Update – October 2026

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

Palmer

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**11**	0.0%	77	**104**	+ 35.1%
Closed Sales	9	**10**	+ 11.1%	75	**100**	+ 33.3%
Median Sales Price*	$428,000	**$329,450**	- 23.0%	$350,000	**$355,000**	+ 1.4%
Inventory of Homes for Sale	19	**27**	+ 42.1%	--	--	--
Months Supply of Inventory	2.4	**2.8**	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	40	**40**	0.0%	44	**37**	- 15.9%
Percent of Original List Price Received*	98.1%	**101.8%**	+ 3.8%	101.7%	**100.5%**	- 1.2%
New Listings	12	**12**	0.0%	88	**132**	+ 50.0%

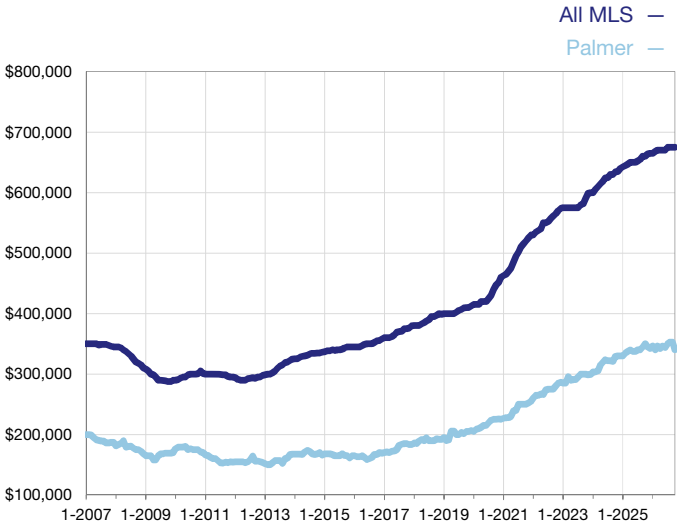
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

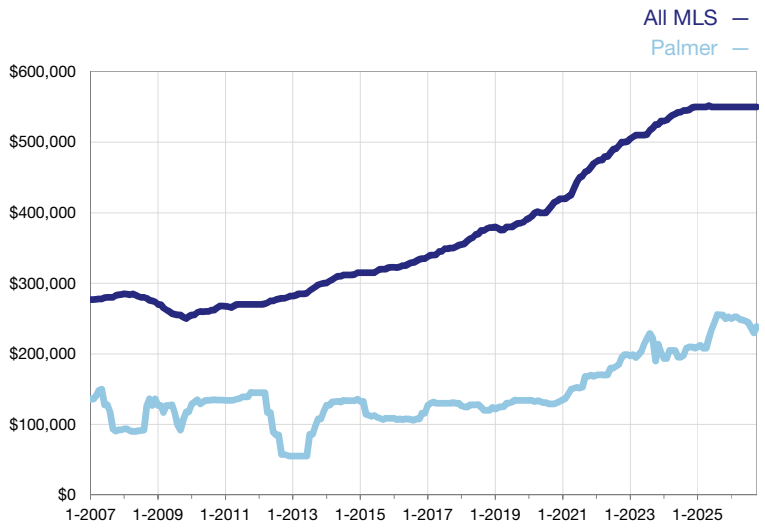
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	11	**7**	- 36.4%
Closed Sales	0	**1**	--	11	**9**	- 18.2%
Median Sales Price*	$0	**$309,900**	--	$255,000	**$248,000**	- 2.7%
Inventory of Homes for Sale	0	**1**	--	--	--	--
Months Supply of Inventory	0.0	**0.7**	--	--	--	--
Cumulative Days on Market Until Sale	0	**7**	--	47	**40**	- 14.9%
Percent of Original List Price Received*	0.0%	**100.0%**	--	101.2%	**96.8%**	- 4.3%
New Listings	0	**0**	--	10	**6**	- 40.0%

* 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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