Local Market Update – October 2026

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

Paxton

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**0**	- 100.0%	29	**36**	+ 24.1%
Closed Sales	1	**3**	+ 200.0%	29	**40**	+ 37.9%
Median Sales Price*	$799,900	**$590,000**	- 26.2%	$620,000	**$540,000**	- 12.9%
Inventory of Homes for Sale	15	**4**	- 73.3%	--	--	--
Months Supply of Inventory	5.5	**0.9**	- 83.6%	--	--	--
Cumulative Days on Market Until Sale	72	**39**	- 45.8%	24	**57**	+ 137.5%
Percent of Original List Price Received*	96.4%	**96.7%**	+ 0.3%	100.1%	**96.8%**	- 3.3%
New Listings	10	**1**	- 90.0%	48	**43**	- 10.4%

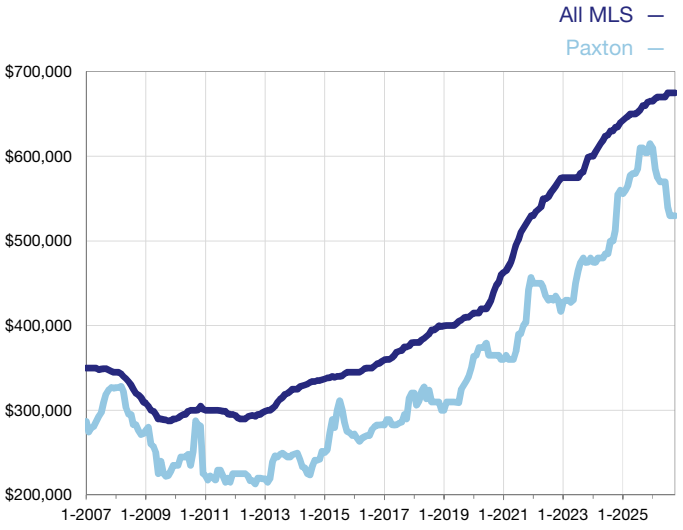
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

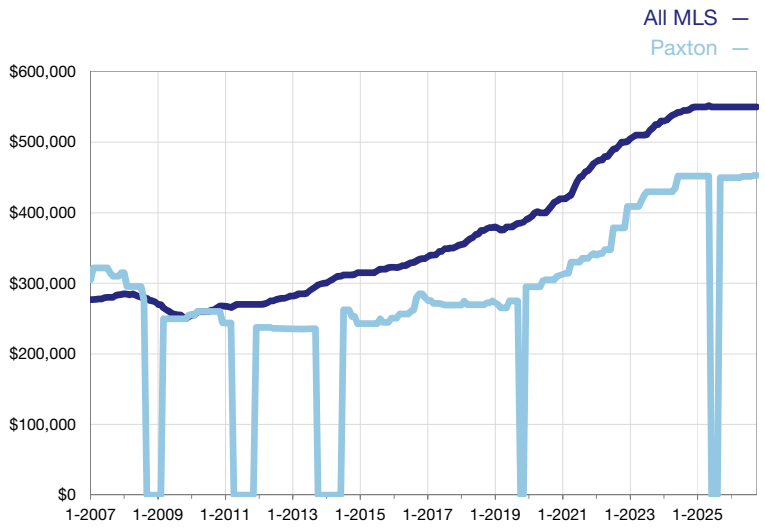
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	1	**1**	0.0%
Closed Sales	0	**0**	--	1	**1**	0.0%
Median Sales Price*	$0	**$0**	--	$449,900	**$453,000**	+ 0.7%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	4	**2**	- 50.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	100.0%	**100.7%**	+ 0.7%
New Listings	0	**0**	--	1	**1**	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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