Local Market Update – October 2026

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

Pelham

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	14	**12**	- 14.3%
Closed Sales	1	**0**	- 100.0%	13	**9**	- 30.8%
Median Sales Price*	$360,000	**$0**	- 100.0%	$495,000	**$586,000**	+ 18.4%
Inventory of Homes for Sale	3	**5**	+ 66.7%	--	--	--
Months Supply of Inventory	1.7	**3.1**	+ 82.4%	--	--	--
Cumulative Days on Market Until Sale	7	**0**	- 100.0%	47	**37**	- 21.3%
Percent of Original List Price Received*	100.0%	**0.0%**	- 100.0%	98.0%	**97.8%**	- 0.2%
New Listings	2	**2**	0.0%	16	**18**	+ 12.5%

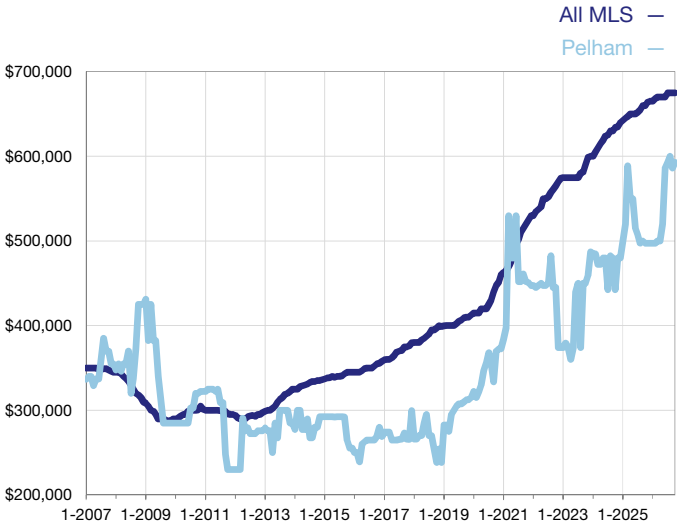
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

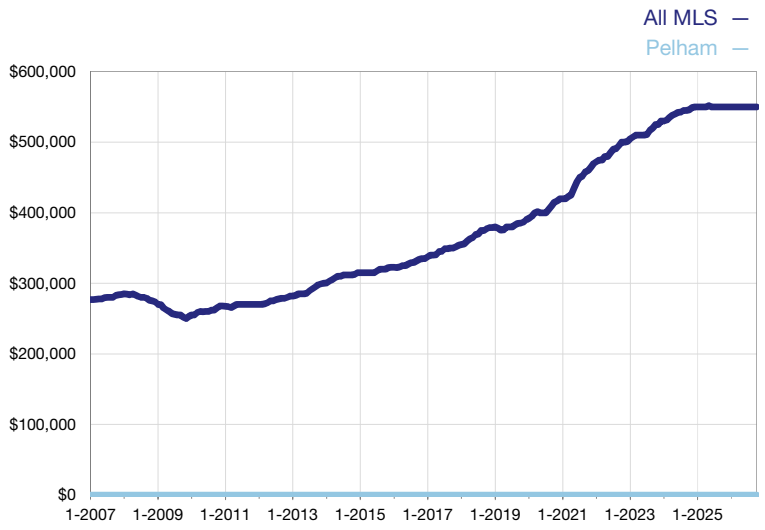
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
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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