Local Market Update – October 2026

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

Petersham

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**1**	- 66.7%	14	**9**	- 35.7%
Closed Sales	3	**0**	- 100.0%	11	**8**	- 27.3%
Median Sales Price*	$275,000	**$0**	- 100.0%	$465,000	**$565,000**	+ 21.5%
Inventory of Homes for Sale	4	**9**	+ 125.0%	--	--	--
Months Supply of Inventory	2.5	**4.9**	+ 96.0%	--	--	--
Cumulative Days on Market Until Sale	32	**0**	- 100.0%	57	**73**	+ 28.1%
Percent of Original List Price Received*	97.9%	**0.0%**	- 100.0%	95.6%	**96.0%**	+ 0.4%
New Listings	4	**4**	0.0%	19	**20**	+ 5.3%

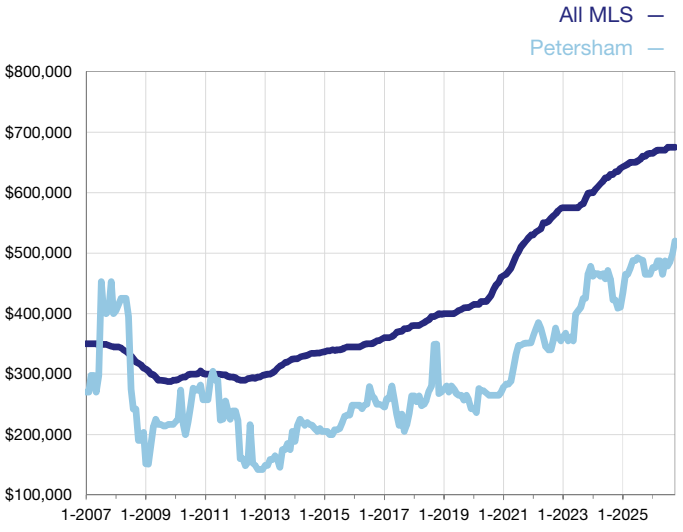
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

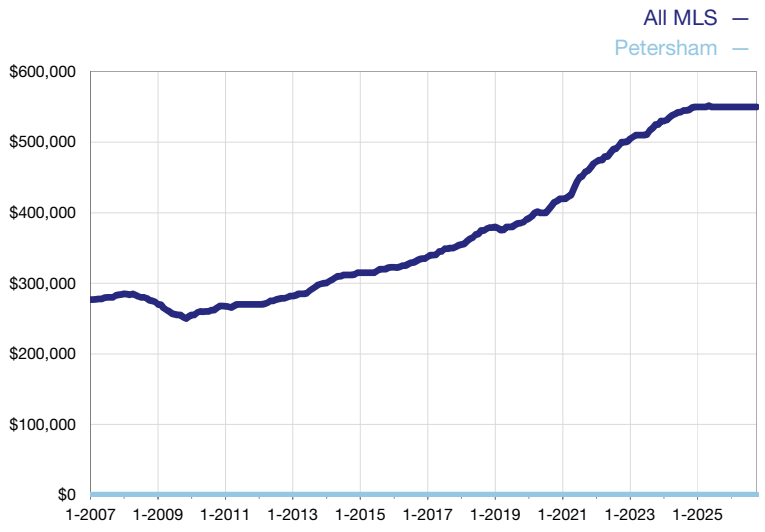
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--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