# Local Market Update – October 2026

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

# Plainville

## Single-Family Properties

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 4 | **5** | + 25.0% | 45 | **55** | + 22.2% |
| Closed Sales | 9 | **7** | - 22.2% | 44 | **48** | + 9.1% |
| Median Sales Price* | $650,000 | **$723,500** | + 11.3% | $651,750 | **$695,000** | + 6.6% |
| Inventory of Homes for Sale | 9 | **11** | + 22.2% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | **1.8** | - 18.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 36 | **44** | + 22.2% | 25 | **25** | 0.0% |
| Percent of Original List Price Received* | 101.8% | **97.3%** | - 4.4% | 102.9% | **100.8%** | - 2.0% |
| New Listings | 5 | **9** | + 80.0% | 57 | **73** | + 28.1% |

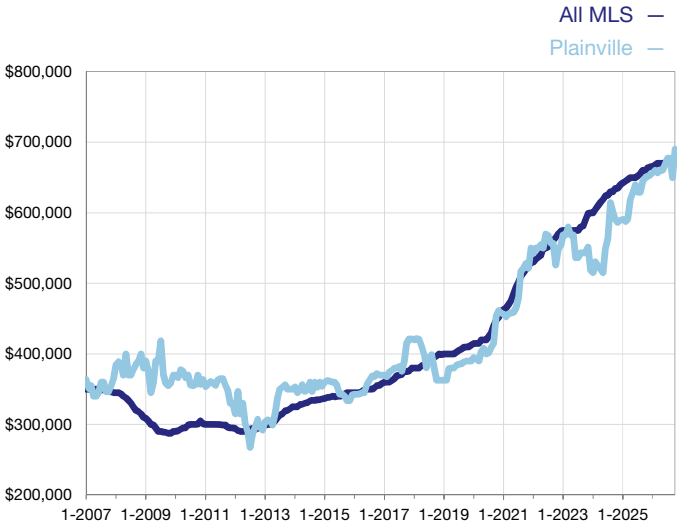
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

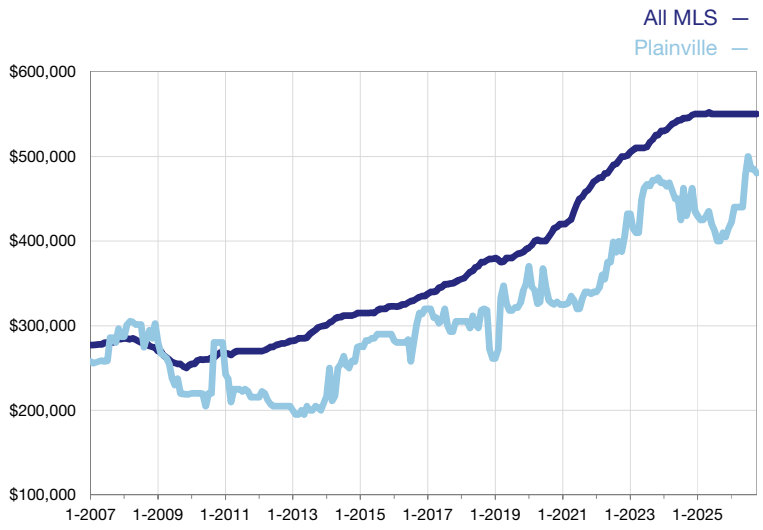
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 5 | **2** | - 60.0% | 18 | **21** | + 16.7% |
| Closed Sales | 2 | **2** | 0.0% | 13 | **19** | + 46.2% |
| Median Sales Price* | $497,500 | **$455,000** | - 8.5% | $415,000 | **$500,000** | + 20.5% |
| Inventory of Homes for Sale | 1 | **4** | + 300.0% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | **1.6** | + 220.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 38 | **47** | + 23.7% | 23 | **27** | + 17.4% |
| Percent of Original List Price Received* | 97.6% | **96.8%** | - 0.8% | 100.5% | **100.6%** | + 0.1% |
| New Listings | 5 | **1** | - 80.0% | 18 | **26** | + 44.4% |

* 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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