Local Market Update – October 2026

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

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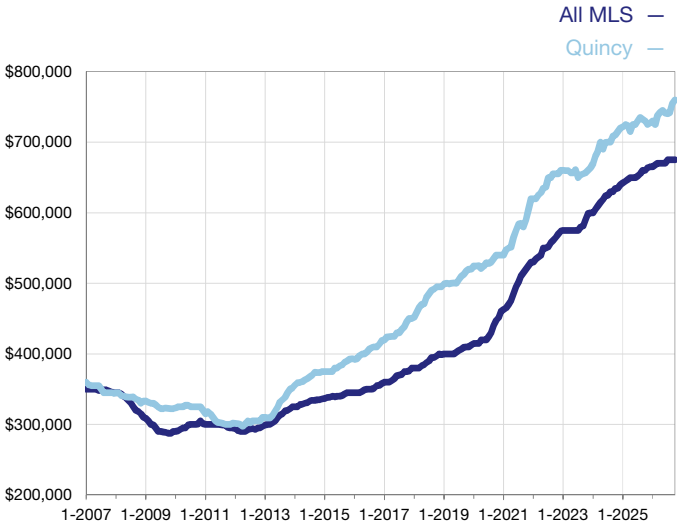
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	37	**36**	- 2.7%	312	**265**	- 15.1%
Closed Sales	30	**27**	- 10.0%	300	**249**	- 17.0%
Median Sales Price*	$697,500	**$730,000**	+ 4.7%	$720,000	**$759,000**	+ 5.4%
Inventory of Homes for Sale	46	**66**	+ 43.5%	--	--	--
Months Supply of Inventory	1.5	**2.5**	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	31	**36**	+ 16.1%	32	**30**	- 6.3%
Percent of Original List Price Received*	99.0%	**99.3%**	+ 0.3%	100.8%	**100.9%**	+ 0.1%
New Listings	37	**50**	+ 35.1%	370	**366**	- 1.1%

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

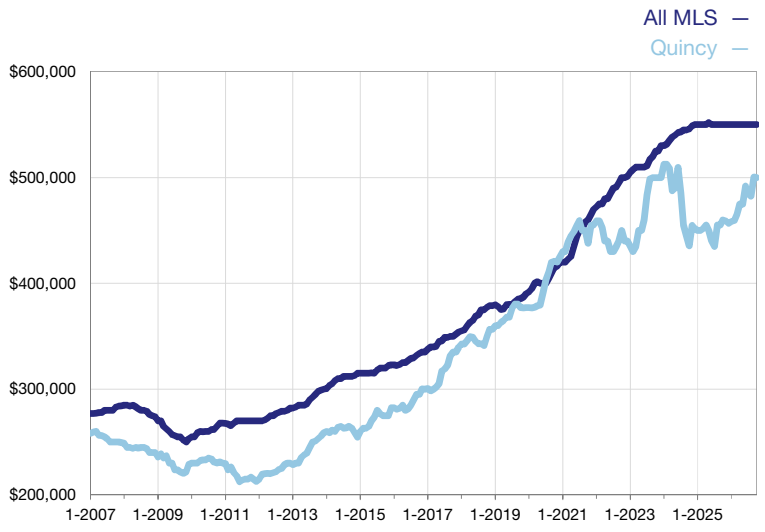
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	28	**38**	+ 35.7%	274	**291**	+ 6.2%
Closed Sales	24	**24**	0.0%	267	**263**	- 1.5%
Median Sales Price*	$477,450	**$475,000**	- 0.5%	$455,000	**$510,000**	+ 12.1%
Inventory of Homes for Sale	85	**94**	+ 10.6%	--	--	--
Months Supply of Inventory	3.3	**3.4**	+ 3.0%	--	--	--
Cumulative Days on Market Until Sale	54	**39**	- 27.8%	40	**43**	+ 7.5%
Percent of Original List Price Received*	98.2%	**96.8%**	- 1.4%	98.4%	**97.6%**	- 0.8%
New Listings	44	**44**	0.0%	381	**514**	+ 34.9%

* 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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