Local Market Update – October 2026

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

Rockport

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**13**	+ 116.7%	41	**54**	+ 31.7%
Closed Sales	7	**9**	+ 28.6%	40	**45**	+ 12.5%
Median Sales Price*	$1,014,868	**$1,135,000**	+ 11.8%	$895,000	**$950,000**	+ 6.1%
Inventory of Homes for Sale	10	**19**	+ 90.0%	--	--	--
Months Supply of Inventory	2.6	**3.2**	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	54	**55**	+ 1.9%	34	**56**	+ 64.7%
Percent of Original List Price Received*	97.3%	**99.9%**	+ 2.7%	101.3%	**96.8%**	- 4.4%
New Listings	2	**9**	+ 350.0%	55	**74**	+ 34.5%

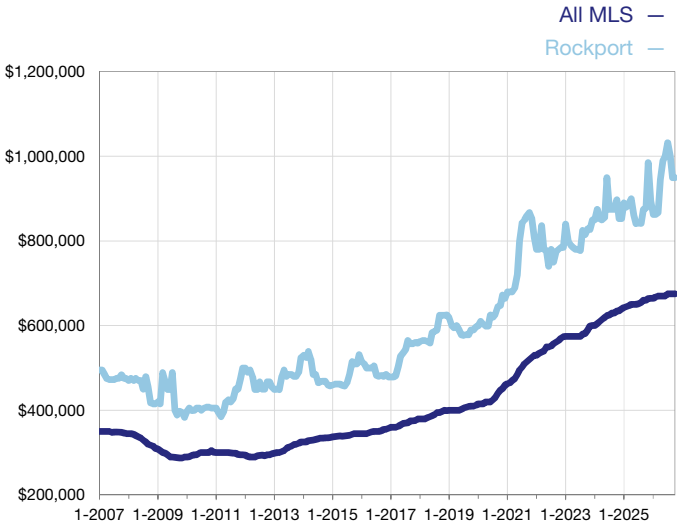
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

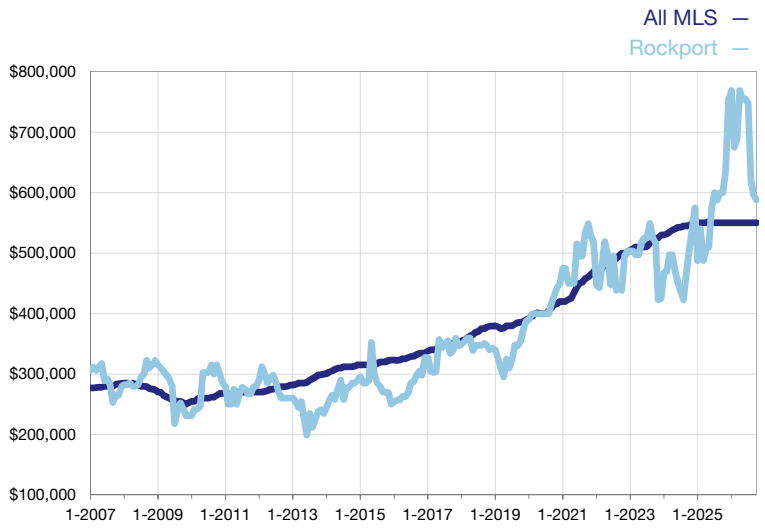
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**4**	+ 33.3%	21	**34**	+ 61.9%
Closed Sales	3	**3**	0.0%	21	**30**	+ 42.9%
Median Sales Price*	$600,000	**$360,000**	- 40.0%	$675,000	**$570,000**	- 15.6%
Inventory of Homes for Sale	9	**6**	- 33.3%	--	--	--
Months Supply of Inventory	4.3	**1.8**	- 58.1%	--	--	--
Cumulative Days on Market Until Sale	134	**61**	- 54.5%	51	**47**	- 7.8%
Percent of Original List Price Received*	91.7%	**82.7%**	- 9.8%	98.9%	**98.6%**	- 0.3%
New Listings	3	**2**	- 33.3%	30	**40**	+ 33.3%

* 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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