Local Market Update – October 2026

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

Russell

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**0**	- 100.0%	12	**7**	- 41.7%
Closed Sales	2	**0**	- 100.0%	11	**7**	- 36.4%
Median Sales Price*	$362,500	**$0**	- 100.0%	$327,000	**$357,310**	+ 9.3%
Inventory of Homes for Sale	4	**8**	+ 100.0%	--	--	--
Months Supply of Inventory	3.1	**4.8**	+ 54.8%	--	--	--
Cumulative Days on Market Until Sale	25	**0**	- 100.0%	30	**28**	- 6.7%
Percent of Original List Price Received*	102.8%	**0.0%**	- 100.0%	103.7%	**101.7%**	- 1.9%
New Listings	5	**3**	- 40.0%	18	**15**	- 16.7%

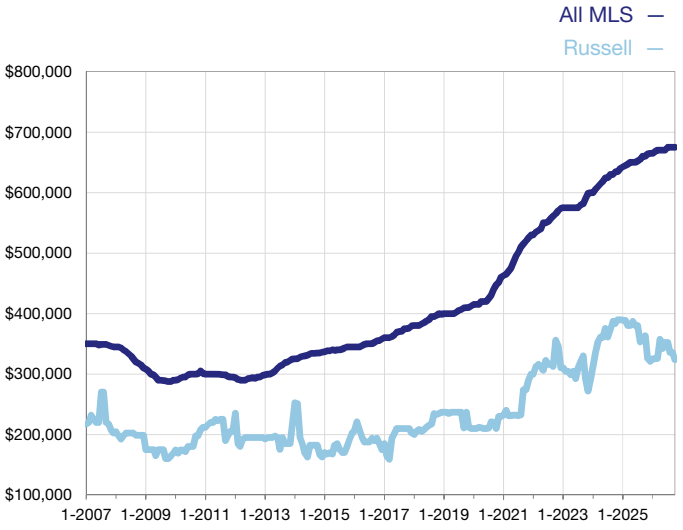
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

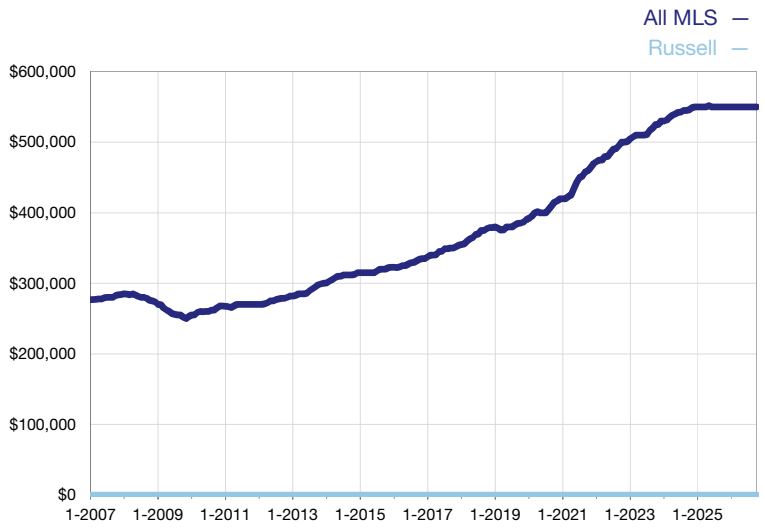
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--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