Local Market Update – October 2026

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

Sharon

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**12**	- 14.3%	125	**129**	+ 3.2%
Closed Sales	11	**9**	- 18.2%	116	**121**	+ 4.3%
Median Sales Price*	$989,000	**$937,500**	- 5.2%	$860,000	**$900,000**	+ 4.7%
Inventory of Homes for Sale	26	**32**	+ 23.1%	--	--	--
Months Supply of Inventory	2.2	**2.6**	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	50	**47**	- 6.0%	37	**35**	- 5.4%
Percent of Original List Price Received*	99.5%	**97.8%**	- 1.7%	99.9%	**98.8%**	- 1.1%
New Listings	21	**17**	- 19.0%	162	**176**	+ 8.6%

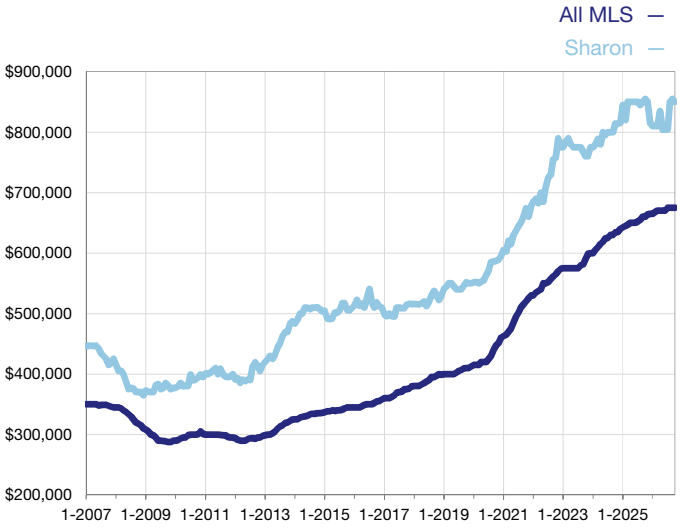
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

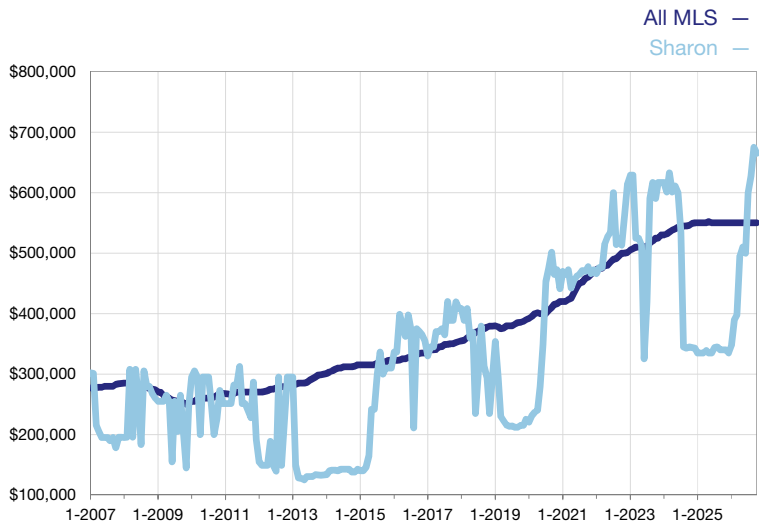
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**2**	--	19	**20**	+ 5.3%
Closed Sales	1	**2**	+ 100.0%	13	**22**	+ 69.2%
Median Sales Price*	$755,000	**$793,000**	+ 5.0%	$345,000	**$737,500**	+ 113.8%
Inventory of Homes for Sale	7	**8**	+ 14.3%	--	--	--
Months Supply of Inventory	3.2	**3.8**	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	230	**69**	- 70.0%	62	**44**	- 29.0%
Percent of Original List Price Received*	96.8%	**91.4%**	- 5.6%	97.3%	**99.6%**	+ 2.4%
New Listings	3	**0**	- 100.0%	29	**35**	+ 20.7%

* 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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