Local Market Update – October 2026

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

Shelburne

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**1**	- 75.0%	8	**6**	- 25.0%
Closed Sales	2	**0**	- 100.0%	8	**5**	- 37.5%
Median Sales Price*	$373,000	**$0**	- 100.0%	$486,000	**$415,580**	- 14.5%
Inventory of Homes for Sale	1	**6**	+ 500.0%	--	--	--
Months Supply of Inventory	0.5	**5.0**	+ 900.0%	--	--	--
Cumulative Days on Market Until Sale	27	**0**	- 100.0%	61	**32**	- 47.5%
Percent of Original List Price Received*	97.8%	**0.0%**	- 100.0%	92.3%	**96.9%**	+ 5.0%
New Listings	2	**3**	+ 50.0%	8	**14**	+ 75.0%

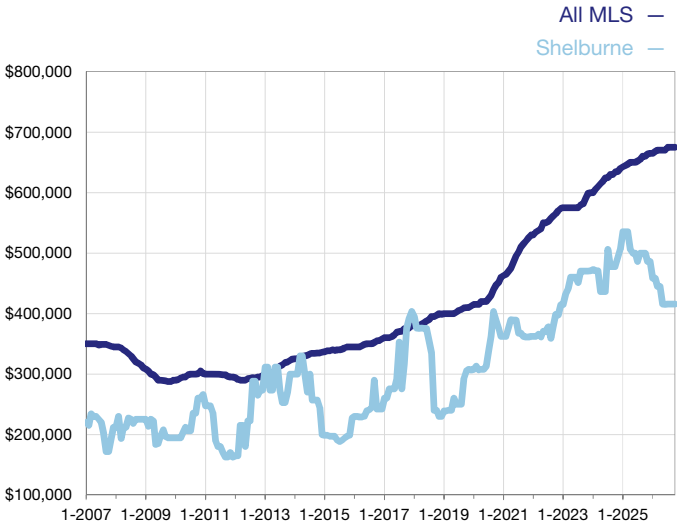
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

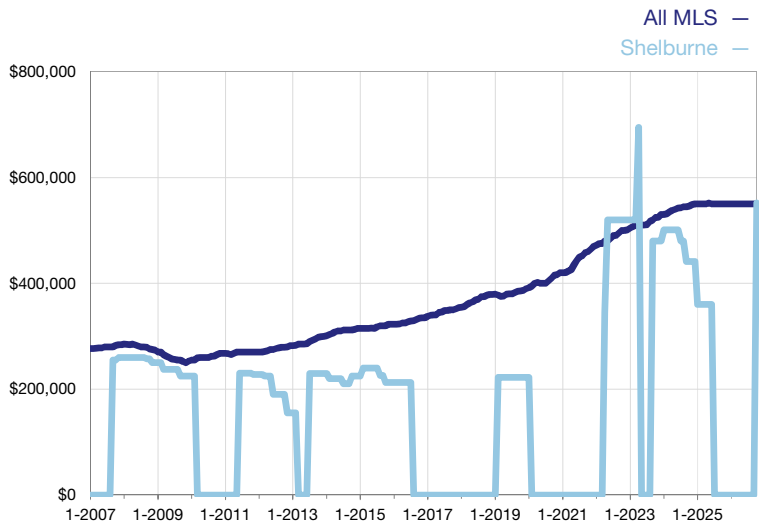
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**1**	--	0	**3**	--
Closed Sales	0	**1**	--	0	**1**	--
Median Sales Price*	$0	**$552,200**	--	$0	**$552,200**	--
Inventory of Homes for Sale	4	**2**	- 50.0%	--	--	--
Months Supply of Inventory	0.0	**1.3**	--	--	--	--
Cumulative Days on Market Until Sale	0	**643**	--	0	**643**	--
Percent of Original List Price Received*	0.0%	**92.8%**	--	0.0%	**92.8%**	--
New Listings	0	**0**	--	0	**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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