Local Market Update – October 2026

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

Somerset

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	15	**13**	- 13.3%	158	**124**	- 21.5%
Closed Sales	13	**15**	+ 15.4%	154	**124**	- 19.5%
Median Sales Price*	$530,000	**$532,500**	+ 0.5%	$489,500	**$527,500**	+ 7.8%
Inventory of Homes for Sale	21	**24**	+ 14.3%	--	--	--
Months Supply of Inventory	1.4	**2.0**	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	41	**69**	+ 68.3%	34	**41**	+ 20.6%
Percent of Original List Price Received*	98.2%	**99.8%**	+ 1.6%	100.0%	**100.0%**	0.0%
New Listings	10	**12**	+ 20.0%	176	**152**	- 13.6%

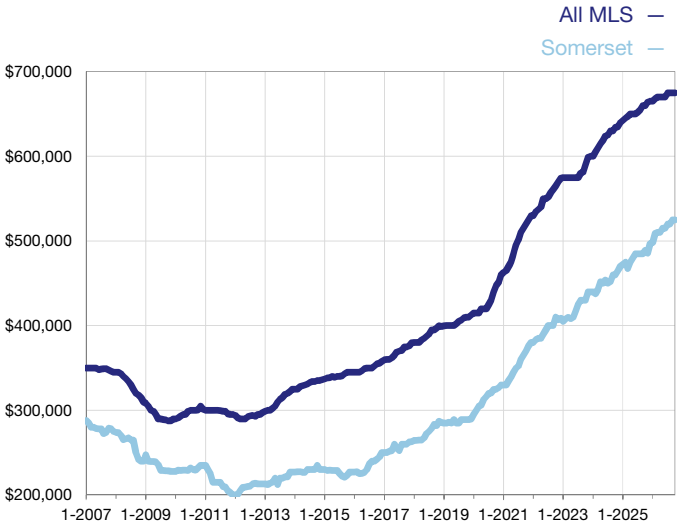
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

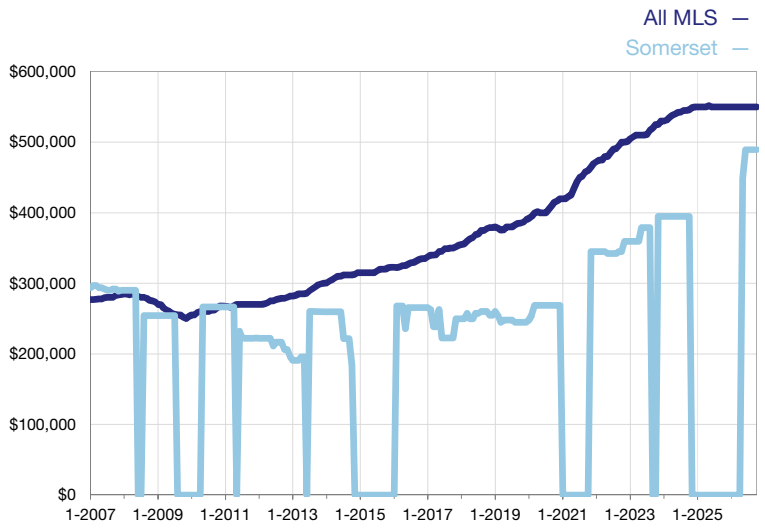
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**2**	--
Closed Sales	0	**0**	--	0	**2**	--
Median Sales Price*	$0	**$0**	--	$0	**$489,500**	--
Inventory of Homes for Sale	0	**1**	--	--	--	--
Months Supply of Inventory	0.0	**1.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**26**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**98.7%**	--
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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