Local Market Update – October 2026

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

Southampton

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**4**	- 33.3%	40	**45**	+ 12.5%
Closed Sales	4	**7**	+ 75.0%	41	**47**	+ 14.6%
Median Sales Price*	$631,250	**$729,000**	+ 15.5%	$520,000	**$604,900**	+ 16.3%
Inventory of Homes for Sale	10	**13**	+ 30.0%	--	--	--
Months Supply of Inventory	2.5	**3.1**	+ 24.0%	--	--	--
Cumulative Days on Market Until Sale	37	**35**	- 5.4%	40	**42**	+ 5.0%
Percent of Original List Price Received*	96.9%	**98.1%**	+ 1.2%	101.0%	**100.3%**	- 0.7%
New Listings	8	**9**	+ 12.5%	53	**57**	+ 7.5%

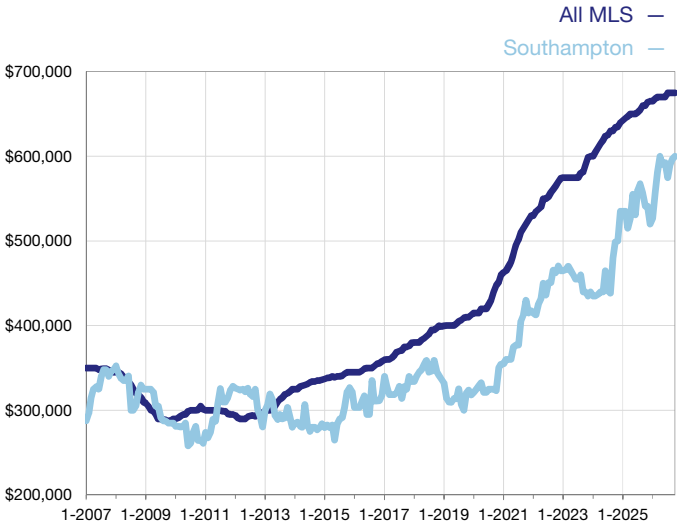
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

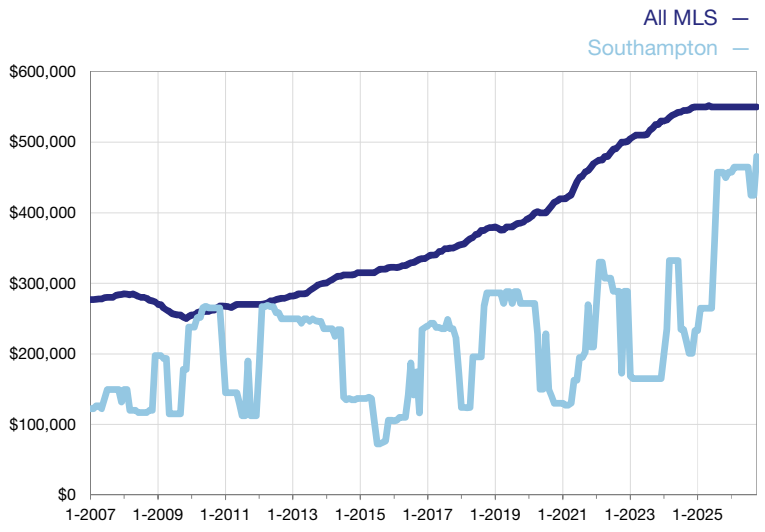
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	4	**1**	- 75.0%
Closed Sales	0	**1**	--	3	**1**	- 66.7%
Median Sales Price*	$0	**$535,000**	--	$465,000	**$535,000**	+ 15.1%
Inventory of Homes for Sale	0	**2**	--	--	--	--
Months Supply of Inventory	0.0	**2.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**9**	--	10	**9**	- 10.0%
Percent of Original List Price Received*	0.0%	**107.2%**	--	104.0%	**107.2%**	+ 3.1%
New Listings	1	**1**	0.0%	6	**3**	- 50.0%

* 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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