Local Market Update – October 2026

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

Stoughton

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	17	**16**	- 5.9%	158	**154**	- 2.5%
Closed Sales	24	**11**	- 54.2%	156	**152**	- 2.6%
Median Sales Price*	$635,000	**$635,000**	0.0%	$650,000	**$671,000**	+ 3.2%
Inventory of Homes for Sale	45	**34**	- 24.4%	--	--	--
Months Supply of Inventory	2.9	**2.2**	- 24.1%	--	--	--
Cumulative Days on Market Until Sale	34	**27**	- 20.6%	29	**31**	+ 6.9%
Percent of Original List Price Received*	99.4%	**99.3%**	- 0.1%	100.5%	**100.9%**	+ 0.4%
New Listings	28	**19**	- 32.1%	202	**198**	- 2.0%

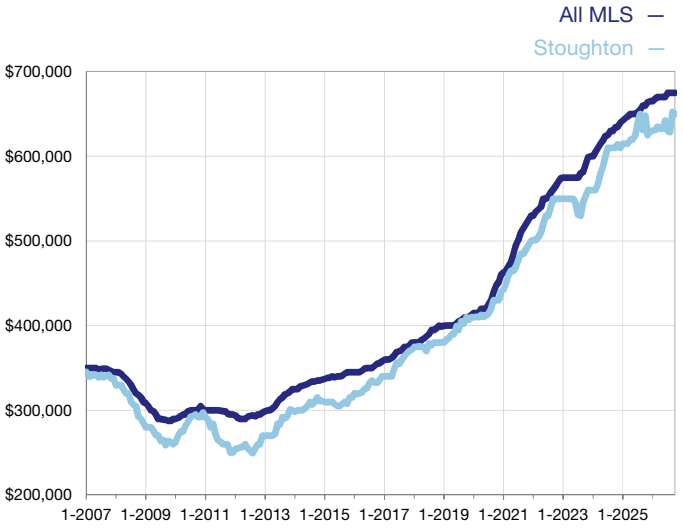
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

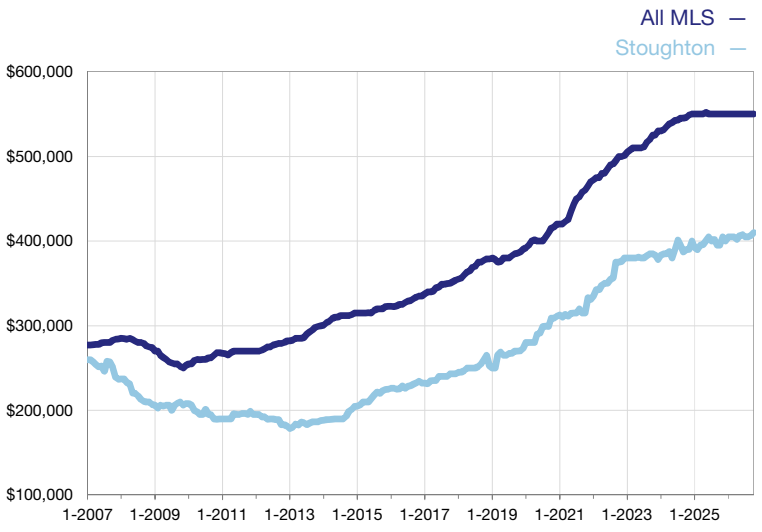
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**11**	+ 37.5%	81	**80**	- 1.2%
Closed Sales	6	**9**	+ 50.0%	72	**78**	+ 8.3%
Median Sales Price*	$346,750	**$395,000**	+ 13.9%	$394,000	**$406,250**	+ 3.1%
Inventory of Homes for Sale	14	**25**	+ 78.6%	--	--	--
Months Supply of Inventory	1.9	**3.3**	+ 73.7%	--	--	--
Cumulative Days on Market Until Sale	38	**42**	+ 10.5%	38	**34**	- 10.5%
Percent of Original List Price Received*	97.0%	**97.6%**	+ 0.6%	98.6%	**99.5%**	+ 0.9%
New Listings	7	**17**	+ 142.9%	98	**111**	+ 13.3%

* 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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