Local Market Update – October 2026

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

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Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**6**	+ 100.0%	44	**58**	+ 31.8%
Closed Sales	5	**7**	+ 40.0%	45	**54**	+ 20.0%
Median Sales Price*	$925,000	**$875,000**	- 5.4%	$861,000	**$895,000**	+ 3.9%
Inventory of Homes for Sale	9	**23**	+ 155.6%	--	--	--
Months Supply of Inventory	2.1	**4.0**	+ 90.5%	--	--	--
Cumulative Days on Market Until Sale	50	**62**	+ 24.0%	39	**43**	+ 10.3%
Percent of Original List Price Received*	96.9%	**98.5%**	+ 1.7%	99.7%	**100.6%**	+ 0.9%
New Listings	3	**17**	+ 466.7%	54	**84**	+ 55.6%

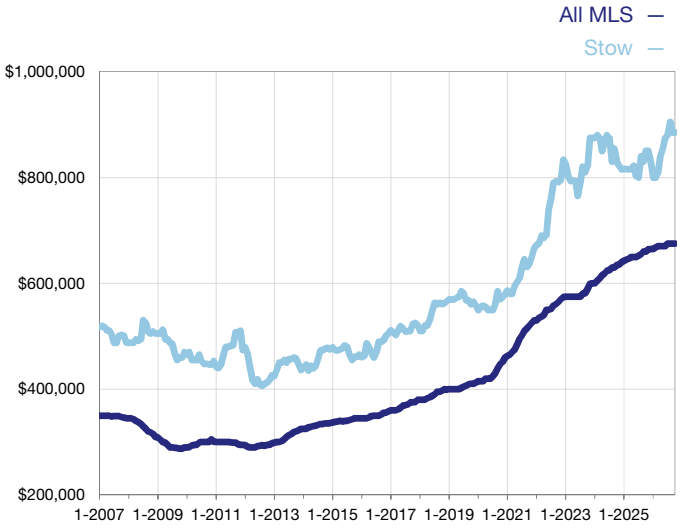
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

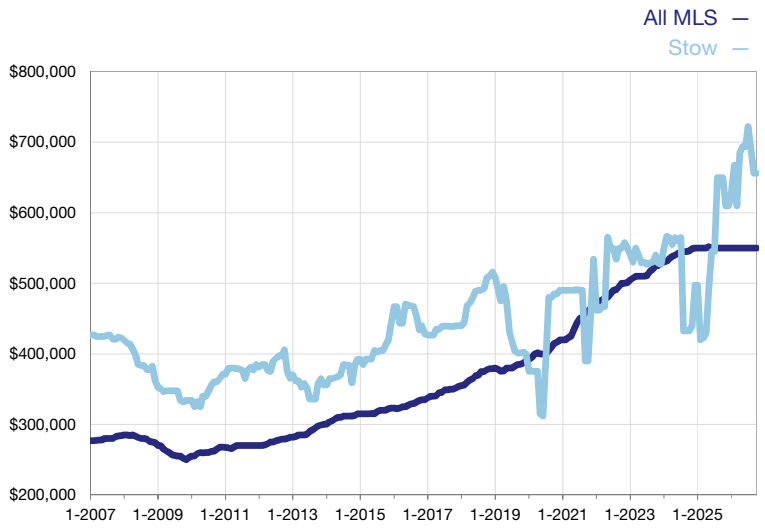
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**0**	- 100.0%	16	**14**	- 12.5%
Closed Sales	1	**1**	0.0%	13	**16**	+ 23.1%
Median Sales Price*	$1,203,000	**$710,000**	- 41.0%	$610,000	**$660,575**	+ 8.3%
Inventory of Homes for Sale	3	**3**	0.0%	--	--	--
Months Supply of Inventory	1.4	**1.3**	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	14	**19**	+ 35.7%	35	**42**	+ 20.0%
Percent of Original List Price Received*	104.6%	**101.4%**	- 3.1%	100.0%	**99.5%**	- 0.5%
New Listings	0	**0**	--	18	**18**	0.0%

* 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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