Local Market Update – October 2026

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

Sunderland

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**3**	0.0%	17	**12**	- 29.4%
Closed Sales	3	**1**	- 66.7%	14	**11**	- 21.4%
Median Sales Price*	$375,000	**$239,500**	- 36.1%	$472,115	**$465,500**	- 1.4%
Inventory of Homes for Sale	5	**4**	- 20.0%	--	--	--
Months Supply of Inventory	2.5	**2.7**	+ 8.0%	--	--	--
Cumulative Days on Market Until Sale	84	**45**	- 46.4%	54	**40**	- 25.9%
Percent of Original List Price Received*	93.8%	**85.8%**	- 8.5%	98.3%	**99.7%**	+ 1.4%
New Listings	0	**2**	--	21	**17**	- 19.0%

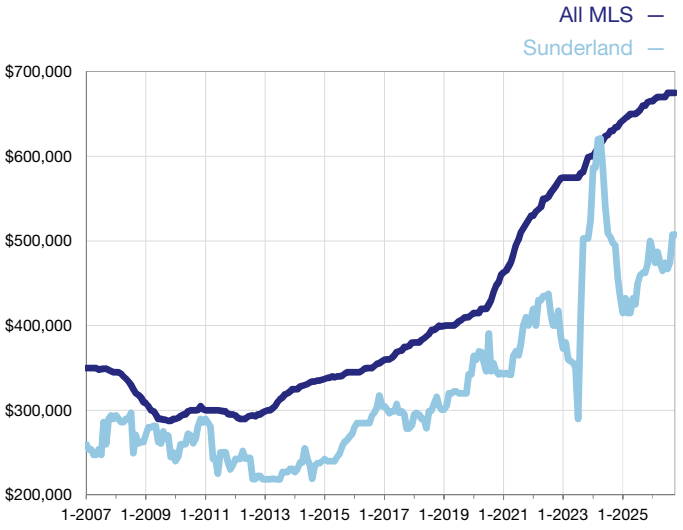
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

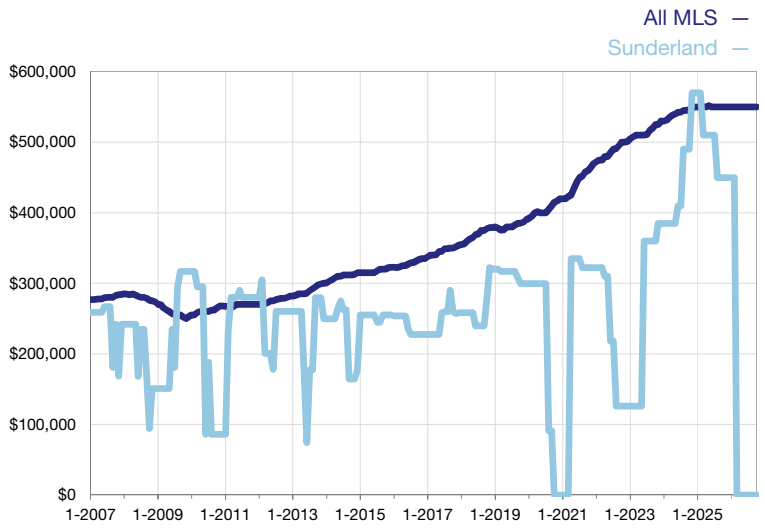
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	1	**0**	- 100.0%
Closed Sales	0	**0**	--	1	**0**	- 100.0%
Median Sales Price*	$0	**$0**	--	$450,000	**$0**	- 100.0%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	43	**0**	- 100.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	98.7%	**0.0%**	- 100.0%
New Listings	0	**0**	--	1	**0**	- 100.0%

* 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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