Local Market Update – October 2026

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

Wales

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**2**	--	14	**14**	0.0%
Closed Sales	0	**0**	--	14	**13**	- 7.1%
Median Sales Price*	$0	**$0**	--	$390,000	**$380,000**	- 2.6%
Inventory of Homes for Sale	3	**11**	+ 266.7%	--	--	--
Months Supply of Inventory	1.4	**6.6**	+ 371.4%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	51	**20**	- 60.8%
Percent of Original List Price Received*	0.0%	**0.0%**	--	97.5%	**101.9%**	+ 4.5%
New Listings	0	**4**	--	16	**26**	+ 62.5%

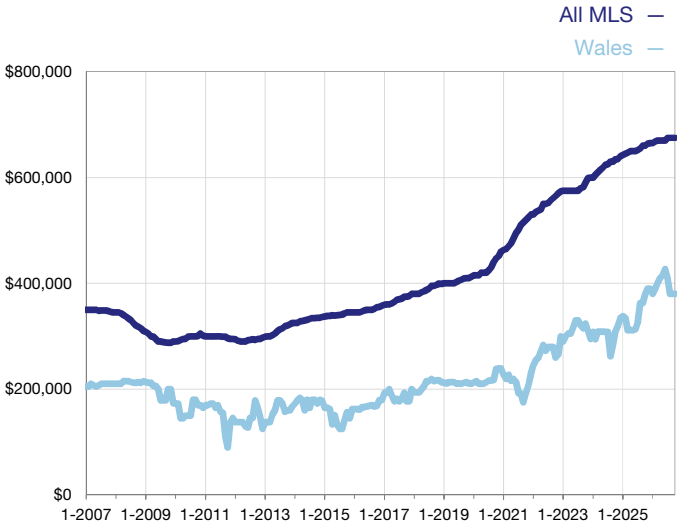
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

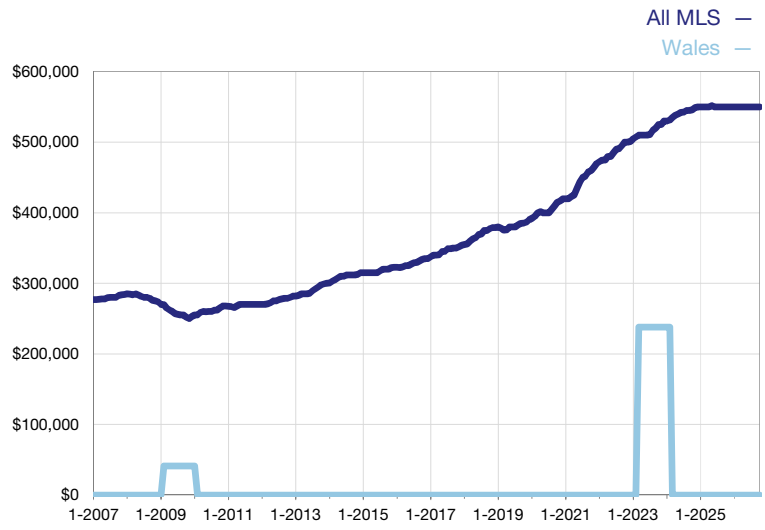
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--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