Local Market Update – October 2026

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

Walpole

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**22**	+ 144.4%	145	**175**	+ 20.7%
Closed Sales	14	**23**	+ 64.3%	147	**162**	+ 10.2%
Median Sales Price*	$782,000	**$725,000**	- 7.3%	$792,500	**$850,000**	+ 7.3%
Inventory of Homes for Sale	23	**23**	0.0%	--	--	--
Months Supply of Inventory	1.7	**1.4**	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	47	**41**	- 12.8%	28	**30**	+ 7.1%
Percent of Original List Price Received*	96.8%	**99.4%**	+ 2.7%	100.6%	**102.3%**	+ 1.7%
New Listings	16	**21**	+ 31.3%	174	**208**	+ 19.5%

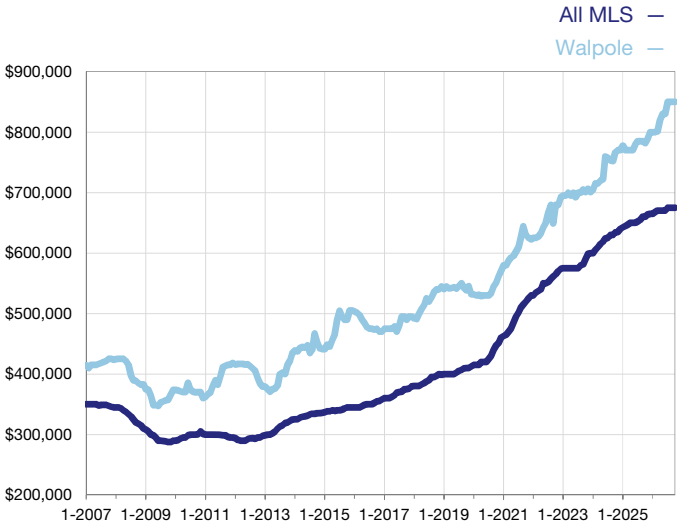
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

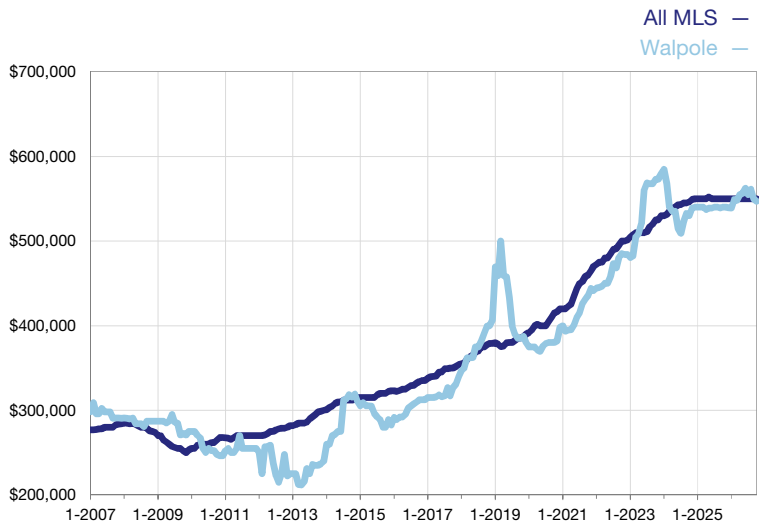
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**11**	+ 450.0%	45	**59**	+ 31.1%
Closed Sales	1	**5**	+ 400.0%	43	**55**	+ 27.9%
Median Sales Price*	$845,000	**$505,000**	- 40.2%	$539,000	**$545,000**	+ 1.1%
Inventory of Homes for Sale	23	**25**	+ 8.7%	--	--	--
Months Supply of Inventory	4.9	**4.2**	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	77	**54**	- 29.9%	29	**33**	+ 13.8%
Percent of Original List Price Received*	97.2%	**95.5%**	- 1.7%	100.9%	**99.0%**	- 1.9%
New Listings	8	**6**	- 25.0%	70	**92**	+ 31.4%

* 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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