# Local Market Update – October 2026

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

# Warwick

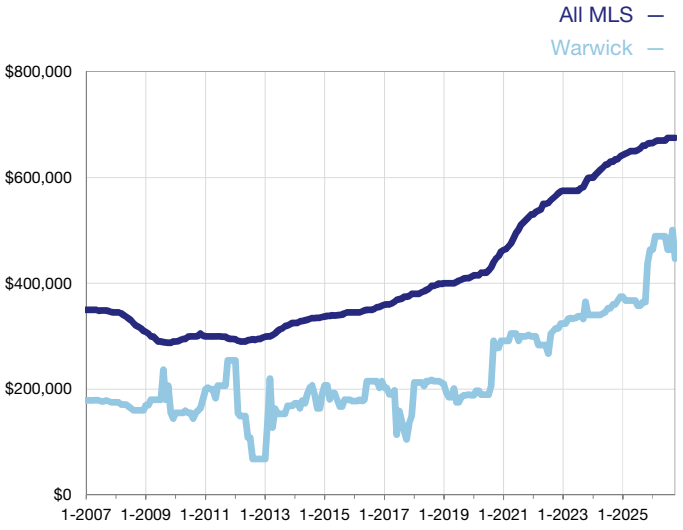
| Single-Family Properties | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 0 | **1** | -- | 3 | **6** | + 100.0% |
| Closed Sales | 1 | **1** | 0.0% | 3 | **5** | + 66.7% |
| Median Sales Price* | $530,000 | **$405,000** | - 23.6% | $438,500 | **$405,000** | - 7.6% |
| Inventory of Homes for Sale | 2 | **0** | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | **0.0** | - 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 210 | **11** | - 94.8% | 90 | **26** | - 71.1% |
| Percent of Original List Price Received* | 106.2% | **95.3%** | - 10.3% | 101.8% | **91.7%** | - 9.9% |
| New Listings | 0 | **1** | -- | 3 | **6** | + 100.0% |

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

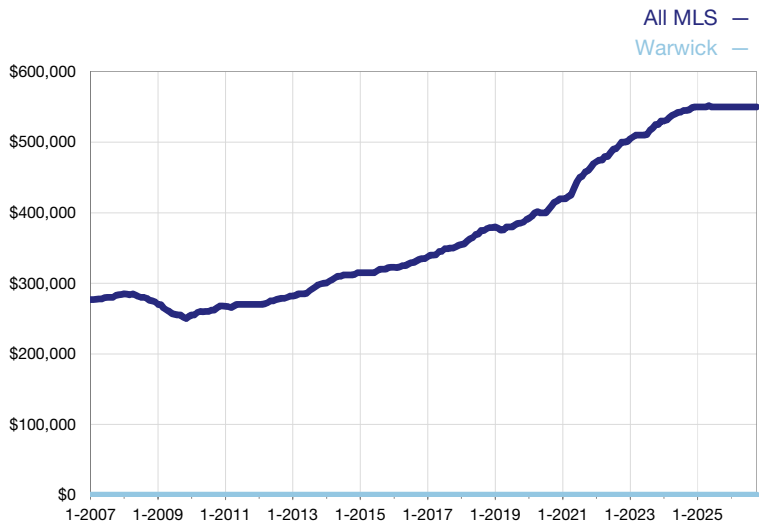
| Condominium Properties | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 0 | **0** | -- | 0 | **0** | -- |
| Closed Sales | 0 | **0** | -- | 0 | **0** | -- |
| Median Sales Price* | $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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