Local Market Update – October 2026

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

Webster

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**11**	- 21.4%	119	**88**	- 26.1%
Closed Sales	22	**17**	- 22.7%	117	**81**	- 30.8%
Median Sales Price*	$542,450	**$483,000**	- 11.0%	$425,000	**$450,000**	+ 5.9%
Inventory of Homes for Sale	26	**30**	+ 15.4%	--	--	--
Months Supply of Inventory	2.3	**3.6**	+ 56.5%	--	--	--
Cumulative Days on Market Until Sale	31	**50**	+ 61.3%	34	**46**	+ 35.3%
Percent of Original List Price Received*	99.5%	**98.3%**	- 1.2%	100.4%	**97.6%**	- 2.8%
New Listings	10	**19**	+ 90.0%	139	**127**	- 8.6%

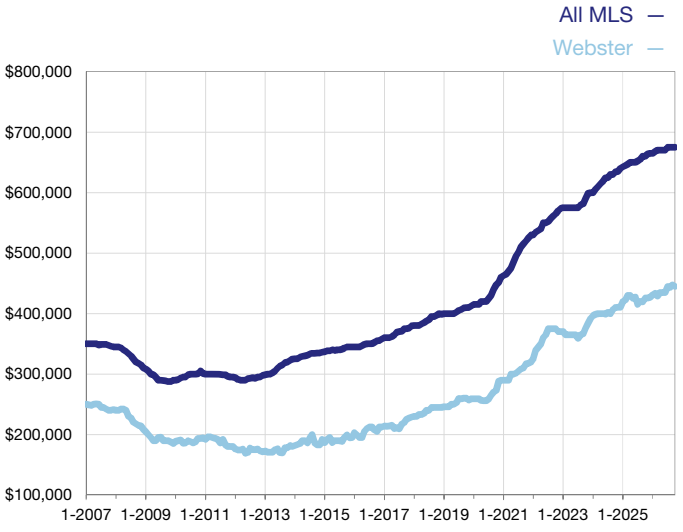
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

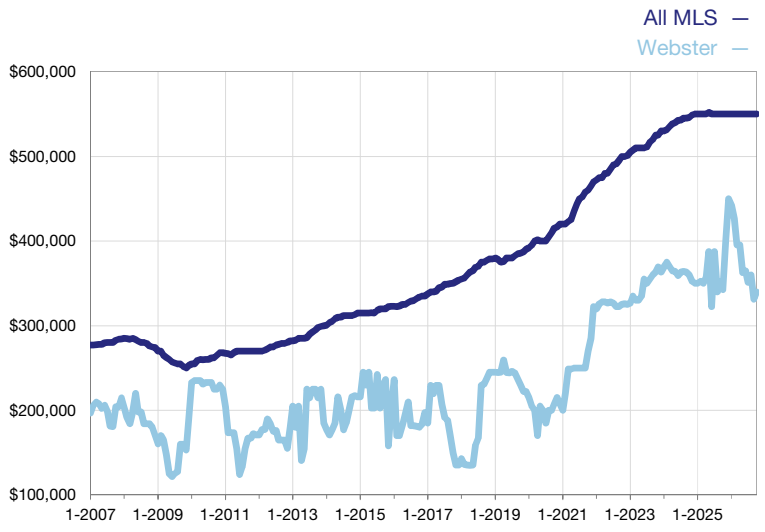
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	15	**17**	+ 13.3%
Closed Sales	1	**1**	0.0%	14	**15**	+ 7.1%
Median Sales Price*	$342,500	**$455,000**	+ 32.8%	$400,000	**$310,000**	- 22.5%
Inventory of Homes for Sale	6	**5**	- 16.7%	--	--	--
Months Supply of Inventory	3.4	**2.5**	- 26.5%	--	--	--
Cumulative Days on Market Until Sale	11	**18**	+ 63.6%	32	**28**	- 12.5%
Percent of Original List Price Received*	100.7%	**101.1%**	+ 0.4%	99.3%	**101.9%**	+ 2.6%
New Listings	0	**0**	--	22	**23**	+ 4.5%

* 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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