Local Market Update – October 2026

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

Wendell

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	3	**7**	+ 133.3%
Closed Sales	1	**1**	0.0%	3	**6**	+ 100.0%
Median Sales Price*	$199,000	**$350,000**	+ 75.9%	$399,000	**$466,000**	+ 16.8%
Inventory of Homes for Sale	2	**2**	0.0%	--	--	--
Months Supply of Inventory	2.0	**1.8**	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	15	**9**	- 40.0%	25	**39**	+ 56.0%
Percent of Original List Price Received*	100.0%	**100.0%**	0.0%	100.0%	**99.2%**	- 0.8%
New Listings	1	**1**	0.0%	5	**9**	+ 80.0%

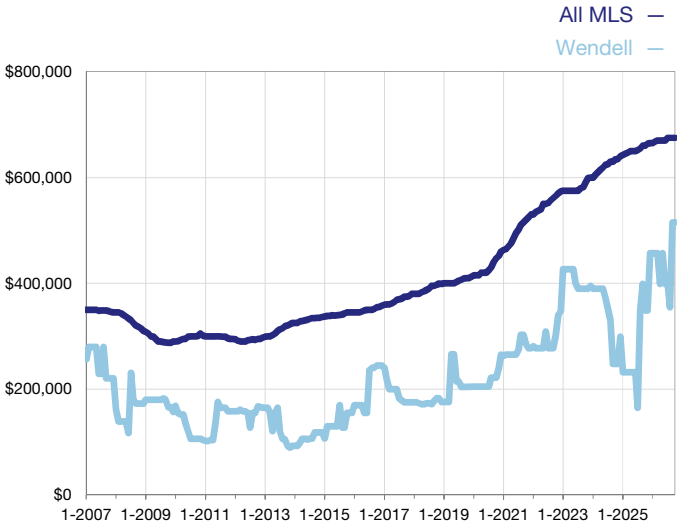
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

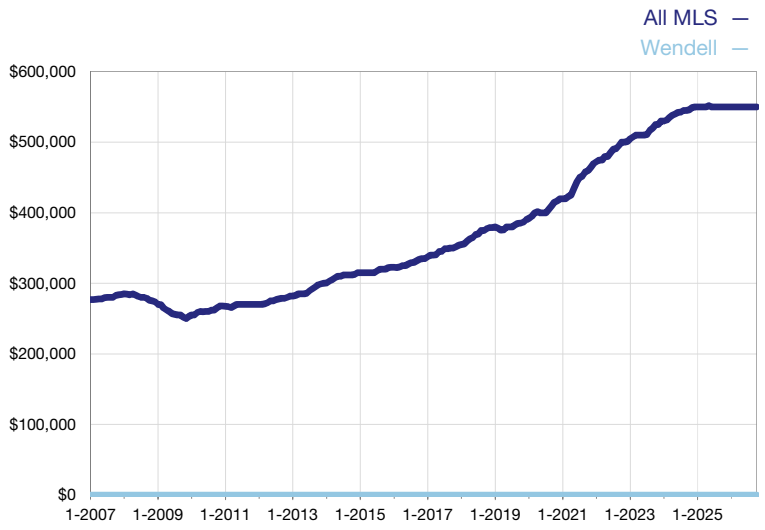
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
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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