Local Market Update – October 2026

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

Whitman

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**10**	0.0%	75	**75**	0.0%
Closed Sales	9	**10**	+ 11.1%	70	**71**	+ 1.4%
Median Sales Price*	$560,000	**$548,488**	- 2.1%	$529,950	**$575,000**	+ 8.5%
Inventory of Homes for Sale	13	**14**	+ 7.7%	--	--	--
Months Supply of Inventory	1.9	**1.9**	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	**37**	+ 48.0%	31	**39**	+ 25.8%
Percent of Original List Price Received*	99.8%	**98.6%**	- 1.2%	100.6%	**100.6%**	0.0%
New Listings	11	**11**	0.0%	91	**93**	+ 2.2%

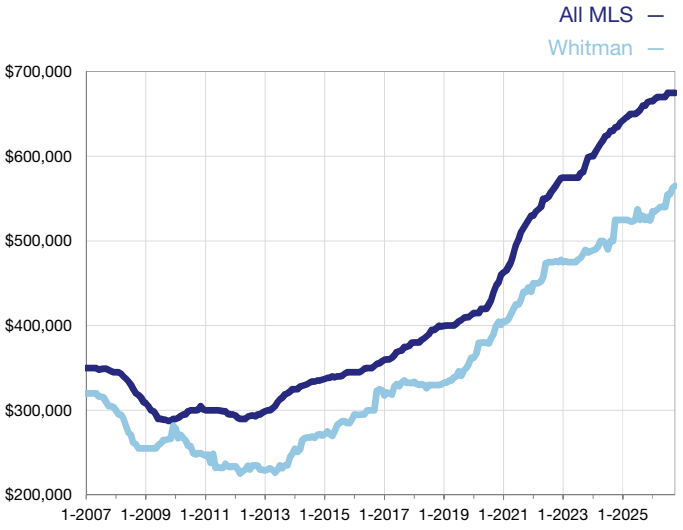
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

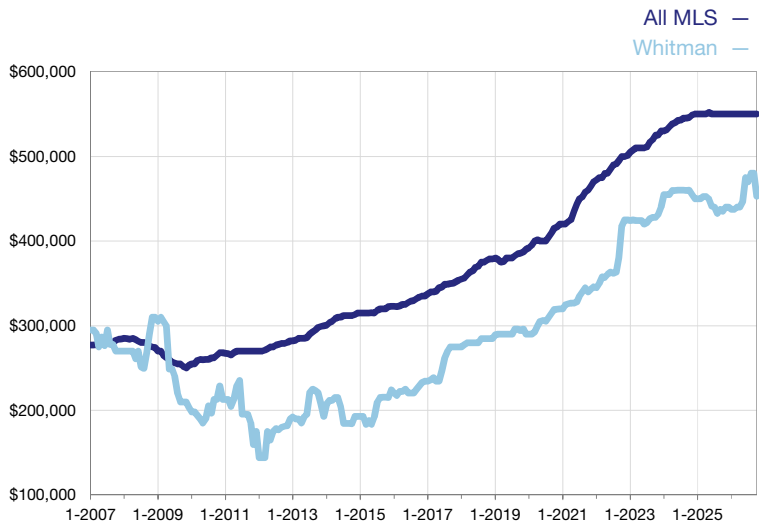
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**2**	+ 100.0%	23	**34**	+ 47.8%
Closed Sales	0	**3**	--	26	**29**	+ 11.5%
Median Sales Price*	$0	**$445,000**	--	$441,250	**$455,000**	+ 3.1%
Inventory of Homes for Sale	4	**8**	+ 100.0%	--	--	--
Months Supply of Inventory	1.5	**2.2**	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	0	**27**	--	36	**31**	- 13.9%
Percent of Original List Price Received*	0.0%	**96.7%**	--	101.4%	**100.7%**	- 0.7%
New Listings	3	**3**	0.0%	27	**45**	+ 66.7%

* 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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