Local Market Update – October 2026

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

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- 11.3%	+ 2.6%	+ 11.1%
Year-Over-Year Change in **Closed Sales** All Properties	Year-Over-Year Change in **Median Sales Price** All Properties	Year-Over-Year Change in **Inventory of Homes** All Properties

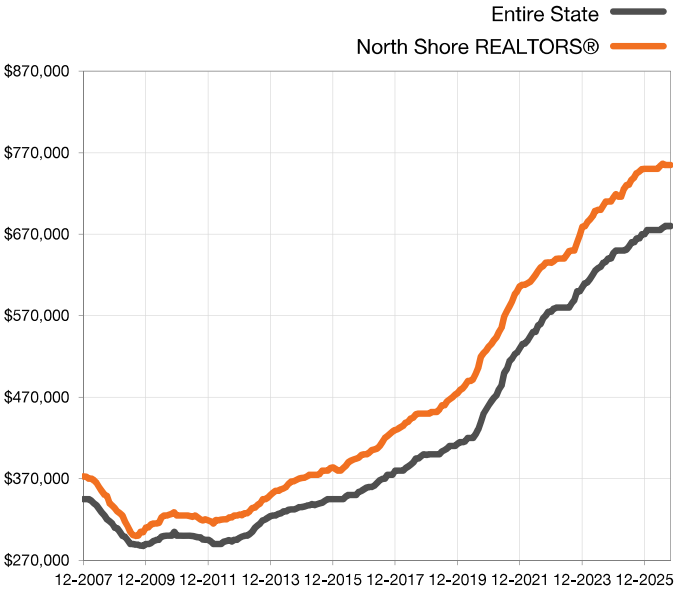
Single-Family Properties	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	346	**364**	+ 5.2%	2,893	**2,923**	+ 1.0%
Closed Sales	335	**305**	- 9.0%	2,752	**2,749**	- 0.1%
Median Sales Price*	$745,000	**$749,000**	+ 0.5%	$750,500	**$765,000**	+ 1.9%
Inventory of Homes for Sale	674	**744**	+ 10.4%	--	--	--
Months Supply of Inventory	2.4	**2.7**	+ 10.4%	--	--	--
Cumulative Days on Market Until Sale	38	**38**	+ 0.6%	34	**36**	+ 5.8%
Percent of Original List Price Received*	99.4%	**99.2%**	- 0.2%	100.7%	**100.3%**	- 0.4%
New Listings	394	**388**	- 1.5%	3,817	**3,992**	+ 4.6%

Condominium Properties	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	164	**139**	- 15.2%	1,414	**1,492**	+ 5.5%
Closed Sales	169	**142**	- 16.0%	1,355	**1,450**	+ 7.0%
Median Sales Price*	$500,000	**$510,000**	+ 2.0%	$490,000	**$508,500**	+ 3.8%
Inventory of Homes for Sale	401	**450**	+ 12.2%	--	--	--
Months Supply of Inventory	2.9	**3.1**	+ 6.6%	--	--	--
Cumulative Days on Market Until Sale	43	**48**	+ 11.0%	35	**45**	+ 26.9%
Percent of Original List Price Received*	98.2%	**97.3%**	- 1.0%	99.5%	**98.8%**	- 0.8%
New Listings	207	**183**	- 11.6%	1,996	**2,127**	+ 6.6%

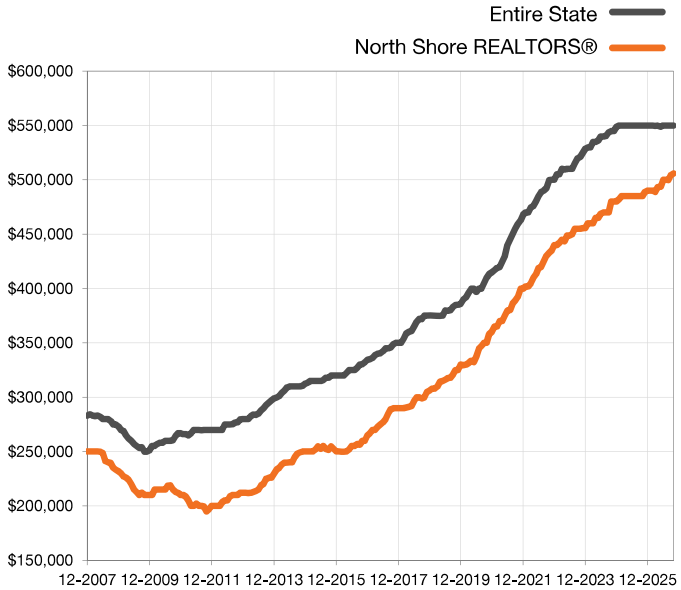
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

All data from the Berkshire County Multiple Listing Service, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. Provided by MAR. Report © 2026 ShowingTime Plus, LLC.