Local Market Update – September 2026

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

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+ 15.5%	+ 2.5%	+ 4.5%
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

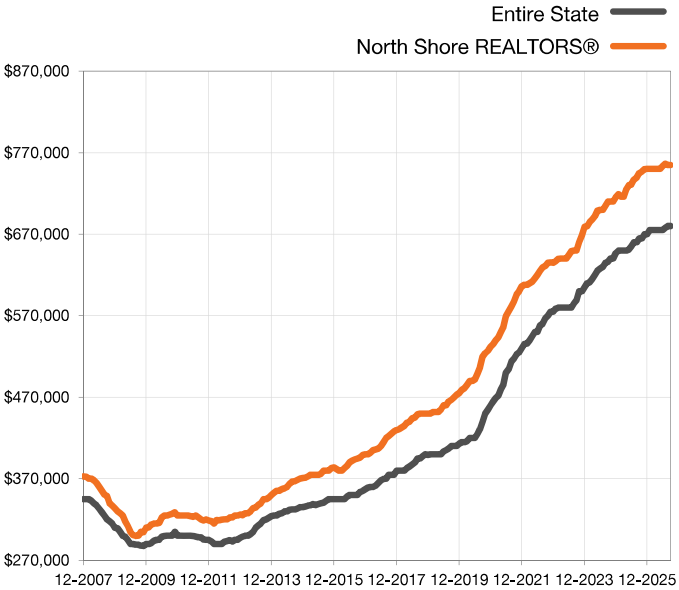
Single-Family Properties	September			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	320	**391**	+ 22.2%	2,547	**2,629**	+ 3.2%
Closed Sales	298	**323**	+ 8.4%	2,417	**2,441**	+ 1.0%
Median Sales Price*	$760,000	**$770,000**	+ 1.3%	$751,501	**$769,500**	+ 2.4%
Inventory of Homes for Sale	728	**751**	+ 3.2%	--	--	--
Months Supply of Inventory	2.6	**2.7**	+ 2.1%	--	--	--
Cumulative Days on Market Until Sale	39	**35**	- 9.6%	34	**36**	+ 6.7%
Percent of Original List Price Received*	99.1%	**99.4%**	+ 0.3%	100.9%	**100.4%**	- 0.5%
New Listings	477	**535**	+ 12.2%	3,423	**3,603**	+ 5.3%

Condominium Properties	September			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	166	**159**	- 4.2%	1,250	**1,375**	+ 10.0%
Closed Sales	141	**184**	+ 30.5%	1,186	**1,304**	+ 9.9%
Median Sales Price*	$480,000	**$548,500**	+ 14.3%	$488,500	**$509,944**	+ 4.4%
Inventory of Homes for Sale	405	**433**	+ 6.9%	--	--	--
Months Supply of Inventory	3.0	**3.0**	+ 0.1%	--	--	--
Cumulative Days on Market Until Sale	35	**38**	+ 8.5%	34	**44**	+ 29.9%
Percent of Original List Price Received*	99.1%	**98.3%**	- 0.8%	99.7%	**98.9%**	- 0.8%
New Listings	252	**252**	0.0%	1,789	**1,945**	+ 8.7%

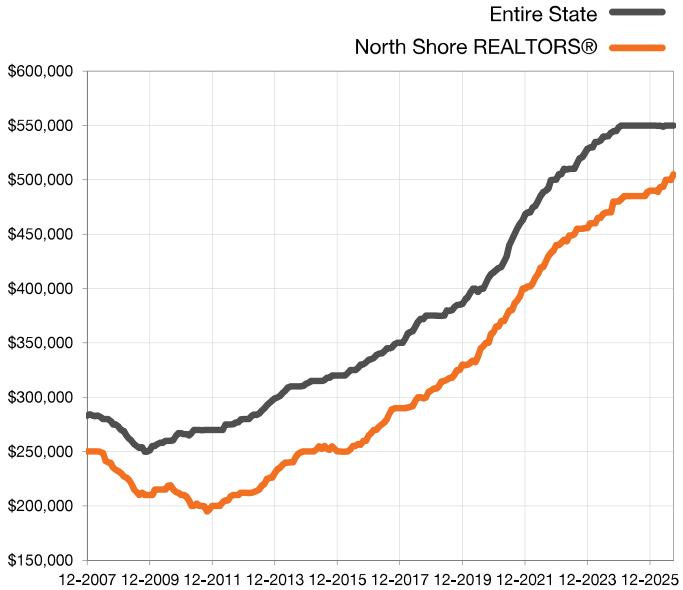
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.