

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Berkshire County Board of REALTORS®

**- 5.1%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 5.2%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**+ 7.0%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	100	108	+ 8.0%	348	357	+ 2.6%
Closed Sales	85	81	- 4.7%	348	322	- 7.5%
Median Sales Price*	\$332,900	<b>\$372,500</b>	+ 11.9%	\$331,950	<b>\$350,000</b>	+ 5.4%
Inventory of Homes for Sale	379	399	+ 5.3%	--	--	--
Months Supply of Inventory	3.4	3.3	- 2.9%	--	--	--
Cumulative Days on Market Until Sale	115	127	+ 11.1%	103	116	+ 12.6%
Percent of Original List Price Received*	94.6%	95.2%	+ 0.7%	93.8%	94.0%	+ 0.2%
New Listings	192	213	+ 10.9%	490	495	+ 1.0%

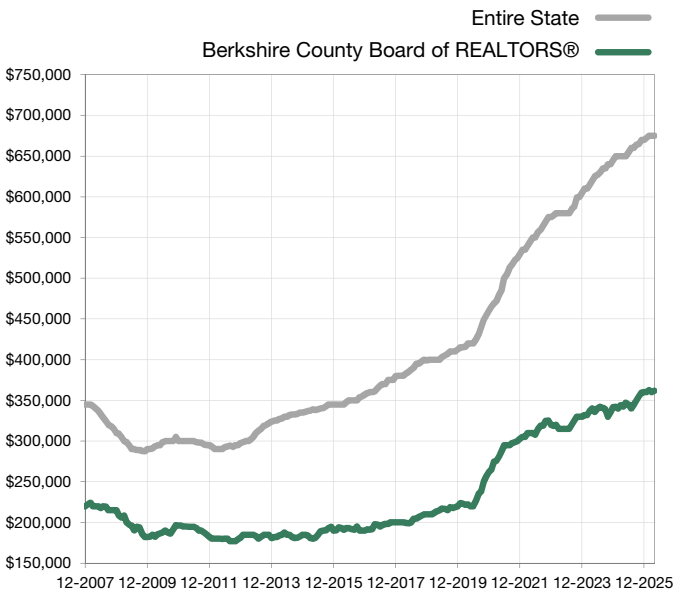
### Condominium Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	14	+ 55.6%	54	46	- 14.8%
Closed Sales	13	12	- 7.7%	49	44	- 10.2%
Median Sales Price*	\$500,000	<b>\$323,500</b>	- 35.3%	\$391,000	<b>\$346,000</b>	- 11.5%
Inventory of Homes for Sale	62	73	+ 17.7%	--	--	--
Months Supply of Inventory	4.8	4.7	- 2.5%	--	--	--
Cumulative Days on Market Until Sale	90	200	+ 122.4%	123	156	+ 26.9%
Percent of Original List Price Received*	96.6%	91.9%	- 4.9%	96.1%	92.9%	- 3.4%
New Listings	20	18	- 10.0%	69	71	+ 2.9%

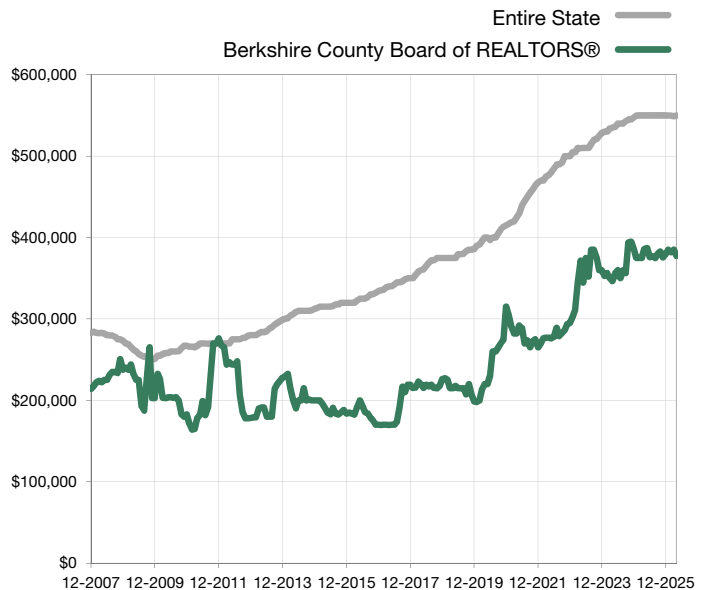
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### 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.

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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Cape Cod & Islands Association of REALTORS®, Inc.

**- 15.3%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 2.2%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 11.5%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	498	<b>688</b>	+ 38.2%	1,577	<b>1,654</b>	+ 4.9%
Closed Sales	423	<b>319</b>	- 24.6%	1,396	<b>1,211</b>	- 13.3%
Median Sales Price*	\$779,000	<b>\$800,000</b>	+ 2.7%	\$749,000	<b>\$765,000</b>	+ 2.1%
Inventory of Homes for Sale	1,608	<b>1,439</b>	- 10.5%	--	--	--
Months Supply of Inventory	3.4	<b>3.2</b>	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	62	<b>73</b>	+ 17.3%	68	<b>74</b>	+ 7.9%
Percent of Original List Price Received*	96.9%	<b>95.0%</b>	- 2.0%	95.2%	<b>94.6%</b>	- 0.6%
New Listings	865	<b>1,038</b>	+ 20.0%	2,405	<b>2,323</b>	- 3.4%

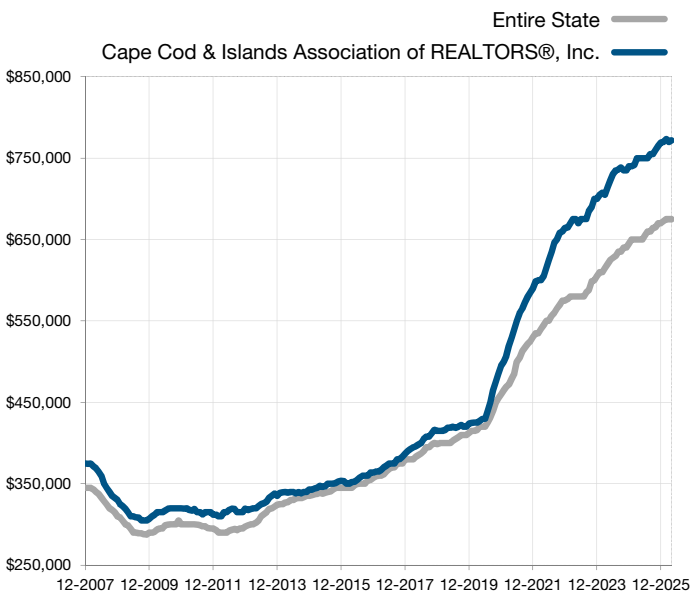
### Condominium Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	125	<b>167</b>	+ 33.6%	449	<b>440</b>	- 2.0%
Closed Sales	100	<b>124</b>	+ 24.0%	363	<b>377</b>	+ 3.9%
Median Sales Price*	\$473,500	<b>\$485,000</b>	+ 2.4%	\$485,000	<b>\$485,000</b>	0.0%
Inventory of Homes for Sale	500	<b>427</b>	- 14.6%	--	--	--
Months Supply of Inventory	4.5	<b>3.6</b>	- 20.4%	--	--	--
Cumulative Days on Market Until Sale	91	<b>74</b>	- 18.3%	71	<b>87</b>	+ 21.6%
Percent of Original List Price Received*	97.2%	<b>95.2%</b>	- 2.1%	96.7%	<b>93.8%</b>	- 3.0%
New Listings	217	<b>257</b>	+ 18.4%	689	<b>658</b>	- 4.5%

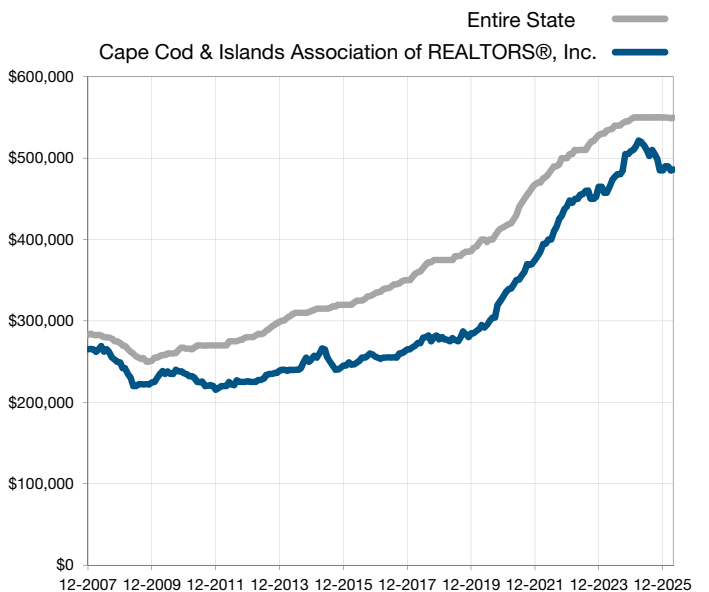
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Greater Boston Association of REALTORS®

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1,137	<b>1,227</b>	+ 7.9%	2,964	<b>2,946</b>	- 0.6%
Closed Sales	744	<b>700</b>	- 5.9%	2,272	<b>2,134</b>	- 6.1%
Median Sales Price*	\$989,500	<b>\$1,032,500</b>	+ 4.3%	\$936,500	<b>\$935,500</b>	- 0.1%
Inventory of Homes for Sale	1,873	<b>1,770</b>	- 5.5%	--	--	--
Months Supply of Inventory	2.2	<b>2.0</b>	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	32	<b>37</b>	+ 15.6%	41	<b>48</b>	+ 17.1%
Percent of Original List Price Received*	103.3%	<b>102.1%</b>	- 1.2%	101.3%	<b>99.8%</b>	- 1.5%
New Listings	1,762	<b>1,783</b>	+ 1.2%	4,387	<b>4,257</b>	- 3.0%

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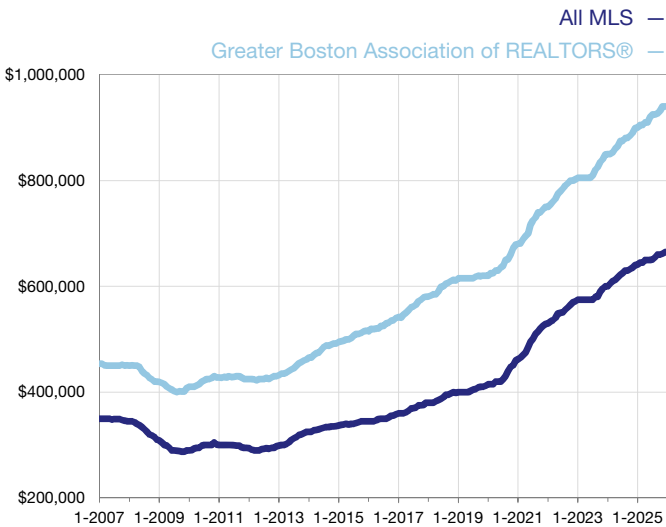
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1,021	<b>1,218</b>	+ 19.3%	2,983	<b>3,093</b>	+ 3.7%
Closed Sales	757	<b>753</b>	- 0.5%	2,337	<b>2,306</b>	- 1.3%
Median Sales Price*	\$732,000	<b>\$750,000</b>	+ 2.5%	\$728,500	<b>\$730,000</b>	+ 0.2%
Inventory of Homes for Sale	2,707	<b>2,731</b>	+ 0.9%	--	--	--
Months Supply of Inventory	3.7	<b>3.6</b>	- 2.7%	--	--	--
Cumulative Days on Market Until Sale	43	<b>51</b>	+ 18.6%	52	<b>61</b>	+ 17.3%
Percent of Original List Price Received*	100.1%	<b>99.0%</b>	- 1.1%	99.0%	<b>97.9%</b>	- 1.1%
New Listings	1,784	<b>1,985</b>	+ 11.3%	5,061	<b>5,308</b>	+ 4.9%

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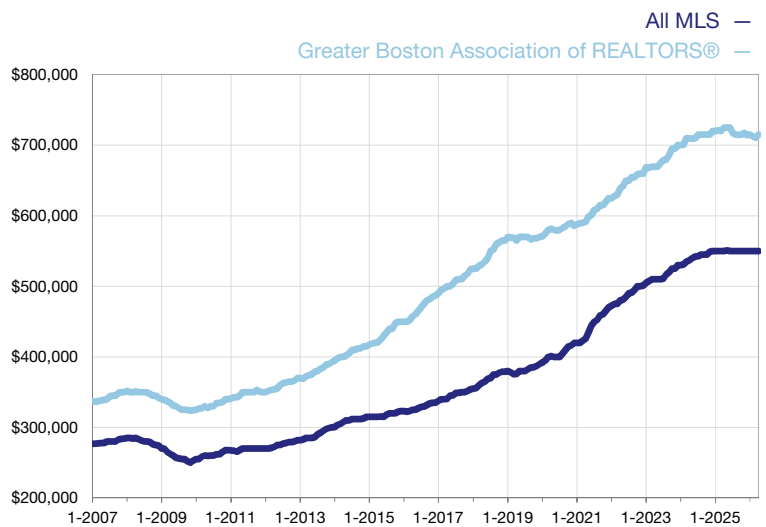
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Central Massachusetts Association of REALTORS®

**- 25.7%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 2.2%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 2.8%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	199	228	+ 14.6%	605	576	- 4.8%
Closed Sales	163	113	- 30.7%	529	465	- 12.1%
Median Sales Price*	\$460,000	<b>\$515,000</b>	+ 12.0%	\$459,900	<b>\$465,000</b>	+ 1.1%
Inventory of Homes for Sale	334	336	+ 0.6%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 4.9%	--	--	--
Cumulative Days on Market Until Sale	34	54	+ 57.8%	47	58	+ 24.3%
Percent of Original List Price Received*	101.3%	99.5%	- 1.7%	99.5%	98.3%	- 1.3%
New Listings	273	280	+ 2.6%	776	751	- 3.2%

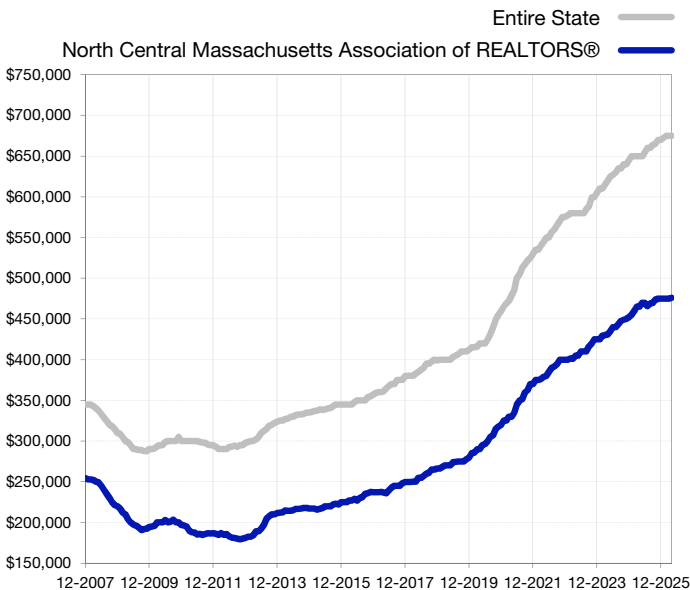
### Condominium Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	29	42	+ 44.8%	110	126	+ 14.5%
Closed Sales	28	29	+ 3.6%	106	84	- 20.8%
Median Sales Price*	\$372,500	<b>\$350,000</b>	- 6.0%	\$325,500	<b>\$347,500</b>	+ 6.8%
Inventory of Homes for Sale	65	52	- 20.0%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.9%	--	--	--
Cumulative Days on Market Until Sale	52	40	- 23.0%	52	60	+ 15.9%
Percent of Original List Price Received*	102.5%	100.8%	- 1.7%	99.6%	98.4%	- 1.1%
New Listings	47	41	- 12.8%	139	144	+ 3.6%

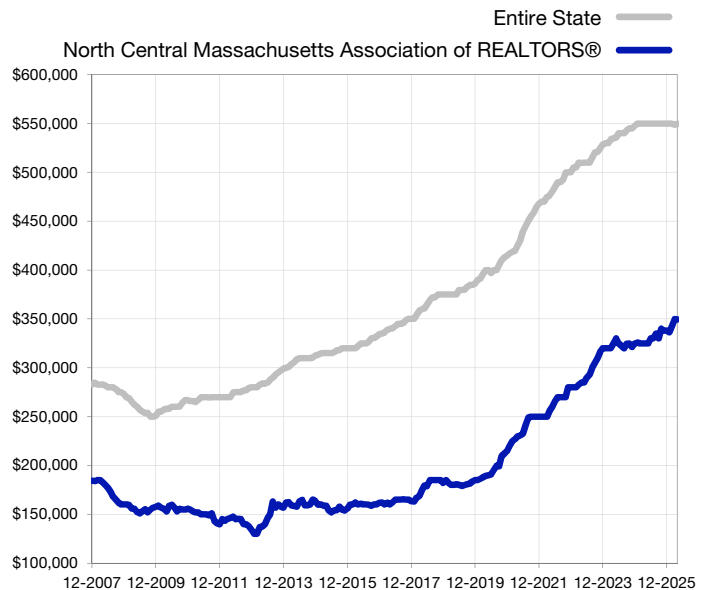
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## North Shore REALTORS®

**+ 1.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 0.7%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**0.0%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	326	<b>362</b>	+ 11.0%	864	<b>871</b>	+ 0.8%
Closed Sales	213	<b>219</b>	+ 2.8%	734	<b>697</b>	- 5.0%
Median Sales Price*	\$735,000	<b>\$730,000</b>	- 0.7%	\$710,000	<b>\$730,000</b>	+ 2.8%
Inventory of Homes for Sale	494	<b>463</b>	- 6.3%	--	--	--
Months Supply of Inventory	1.8	<b>1.7</b>	- 6.5%	--	--	--
Cumulative Days on Market Until Sale	40	<b>38</b>	- 5.1%	41	<b>45</b>	+ 10.3%
Percent of Original List Price Received*	101.5%	<b>101.2%</b>	- 0.3%	100.4%	<b>99.2%</b>	- 1.2%
New Listings	488	<b>499</b>	+ 2.3%	1,198	<b>1,179</b>	- 1.6%

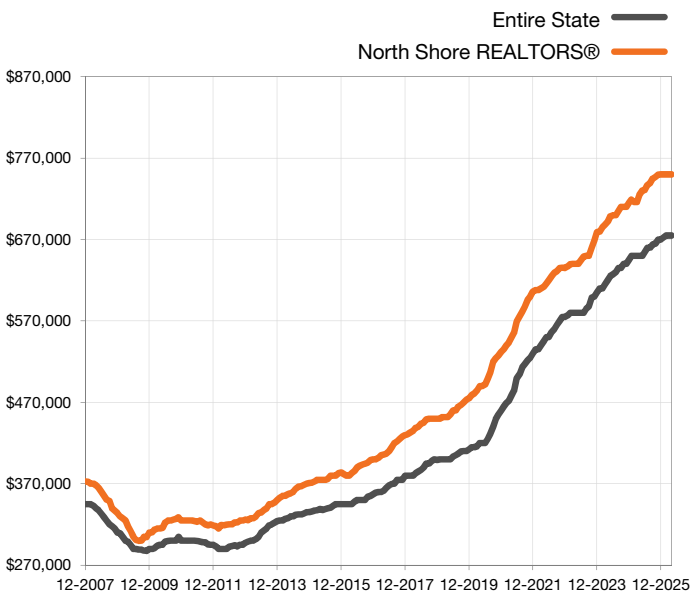
### Condominium Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	160	<b>215</b>	+ 34.4%	485	<b>558</b>	+ 15.1%
Closed Sales	125	<b>125</b>	0.0%	422	<b>429</b>	+ 1.7%
Median Sales Price*	\$465,000	<b>\$520,000</b>	+ 11.8%	\$472,500	<b>\$485,000</b>	+ 2.6%
Inventory of Homes for Sale	278	<b>309</b>	+ 11.2%	--	--	--
Months Supply of Inventory	2.1	<b>2.3</b>	+ 9.8%	--	--	--
Cumulative Days on Market Until Sale	33	<b>50</b>	+ 52.4%	40	<b>54</b>	+ 32.9%
Percent of Original List Price Received*	100.9%	<b>99.6%</b>	- 1.3%	99.8%	<b>98.4%</b>	- 1.4%
New Listings	233	<b>292</b>	+ 25.3%	695	<b>758</b>	+ 9.1%

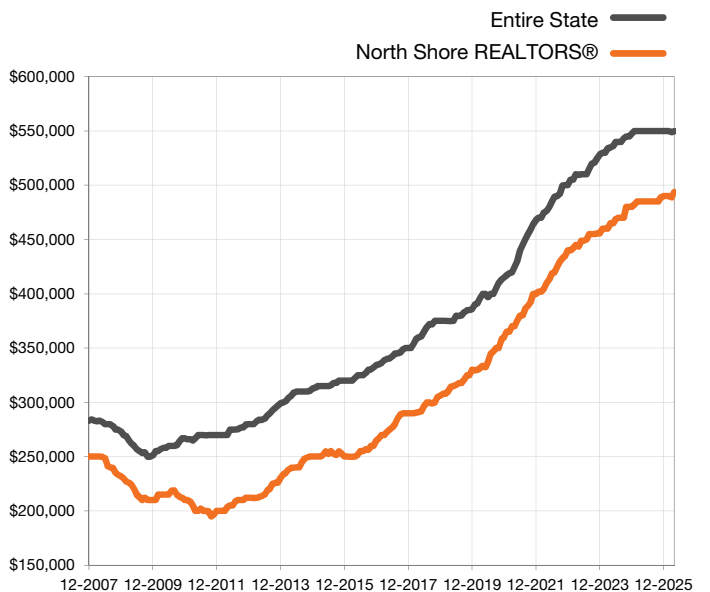
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Northeast Association of REALTORS®

**- 13.4%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 1.6%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 2.5%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	259	<b>289</b>	+ 11.6%	733	<b>712</b>	- 2.9%
Closed Sales	195	<b>155</b>	- 20.5%	600	<b>565</b>	- 5.8%
Median Sales Price*	\$730,000	<b>\$736,000</b>	+ 0.8%	\$680,000	<b>\$685,000</b>	+ 0.7%
Inventory of Homes for Sale	330	<b>290</b>	- 12.1%	--	--	--
Months Supply of Inventory	1.4	<b>1.3</b>	- 8.5%	--	--	--
Cumulative Days on Market Until Sale	31	<b>30</b>	- 2.7%	37	<b>43</b>	+ 17.8%
Percent of Original List Price Received*	103.4%	<b>102.8%</b>	- 0.6%	101.7%	<b>100.5%</b>	- 1.2%
New Listings	383	<b>363</b>	- 5.2%	959	<b>871</b>	- 9.2%

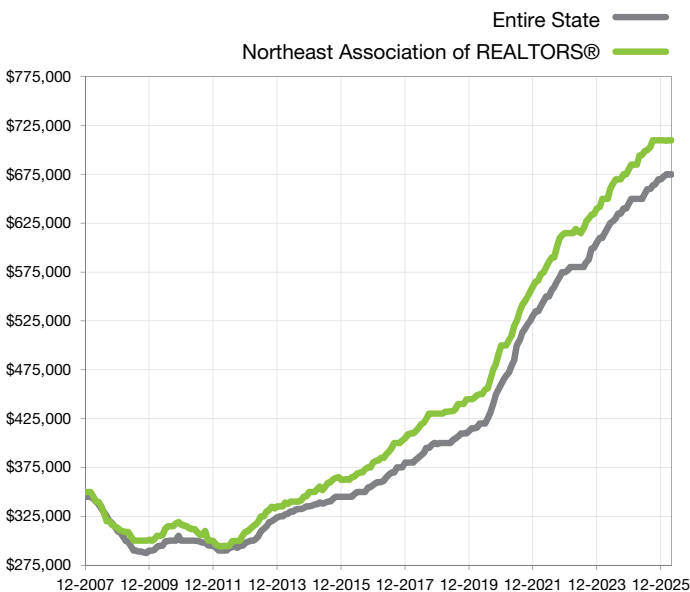
### Condominium Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	123	<b>157</b>	+ 27.6%	368	<b>387</b>	+ 5.2%
Closed Sales	89	<b>91</b>	+ 2.2%	319	<b>282</b>	- 11.6%
Median Sales Price*	\$412,500	<b>\$429,900</b>	+ 4.2%	\$410,000	<b>\$429,900</b>	+ 4.9%
Inventory of Homes for Sale	142	<b>170</b>	+ 19.7%	--	--	--
Months Supply of Inventory	1.4	<b>1.9</b>	+ 34.3%	--	--	--
Cumulative Days on Market Until Sale	29	<b>49</b>	+ 69.9%	39	<b>54</b>	+ 38.0%
Percent of Original List Price Received*	100.7%	<b>98.7%</b>	- 2.0%	100.4%	<b>98.3%</b>	- 2.0%
New Listings	130	<b>156</b>	+ 20.0%	443	<b>478</b>	+ 7.9%

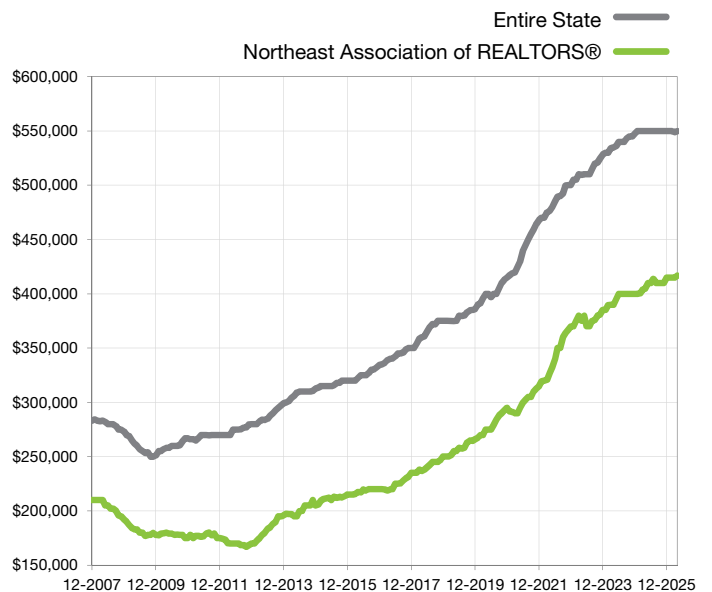
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### Single-Family Properties



### Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 13.3%**

**+ 8.7%**

**+ 7.2%**

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

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	453	<b>528</b>	+ 16.6%	1,247	<b>1,261</b>	+ 1.1%
Closed Sales	309	<b>273</b>	- 11.7%	1,059	<b>993</b>	- 6.2%
Median Sales Price*	\$516,000	<b>\$550,000</b>	+ 6.6%	\$500,000	<b>\$525,000</b>	+ 5.0%
Inventory of Homes for Sale	733	<b>768</b>	+ 4.8%	--	--	--
Months Supply of Inventory	1.9	<b>2.1</b>	+ 6.5%	--	--	--
Cumulative Days on Market Until Sale	35	<b>45</b>	+ 31.3%	43	<b>54</b>	+ 24.2%
Percent of Original List Price Received*	101.0%	<b>100.2%</b>	- 0.8%	99.1%	<b>98.3%</b>	- 0.8%
New Listings	630	<b>754</b>	+ 19.7%	1,707	<b>1,762</b>	+ 3.2%

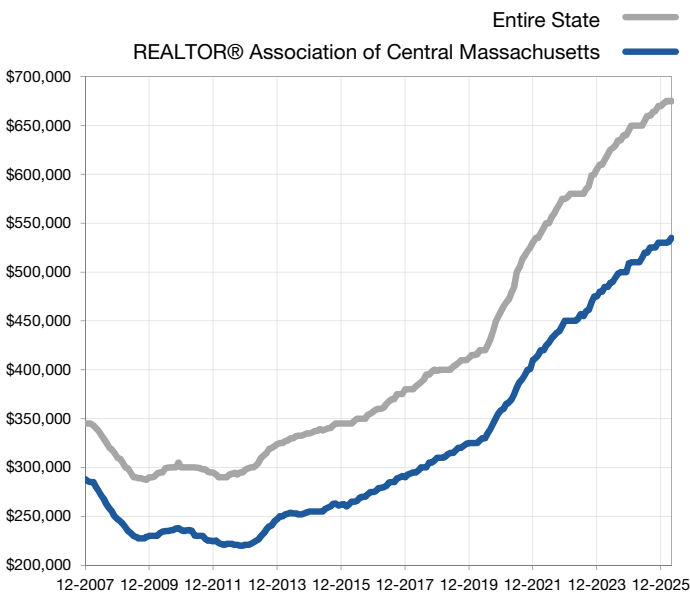
### Condominium Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	100	<b>156</b>	+ 56.0%	379	<b>425</b>	+ 12.1%
Closed Sales	106	<b>87</b>	- 17.9%	364	<b>323</b>	- 11.3%
Median Sales Price*	\$395,000	<b>\$429,900</b>	+ 8.8%	\$420,000	<b>\$395,000</b>	- 6.0%
Inventory of Homes for Sale	250	<b>286</b>	+ 14.4%	--	--	--
Months Supply of Inventory	2.2	<b>2.6</b>	+ 15.6%	--	--	--
Cumulative Days on Market Until Sale	31	<b>54</b>	+ 72.5%	43	<b>57</b>	+ 31.7%
Percent of Original List Price Received*	100.1%	<b>99.3%</b>	- 0.9%	99.4%	<b>97.9%</b>	- 1.5%
New Listings	196	<b>222</b>	+ 13.3%	556	<b>630</b>	+ 13.3%

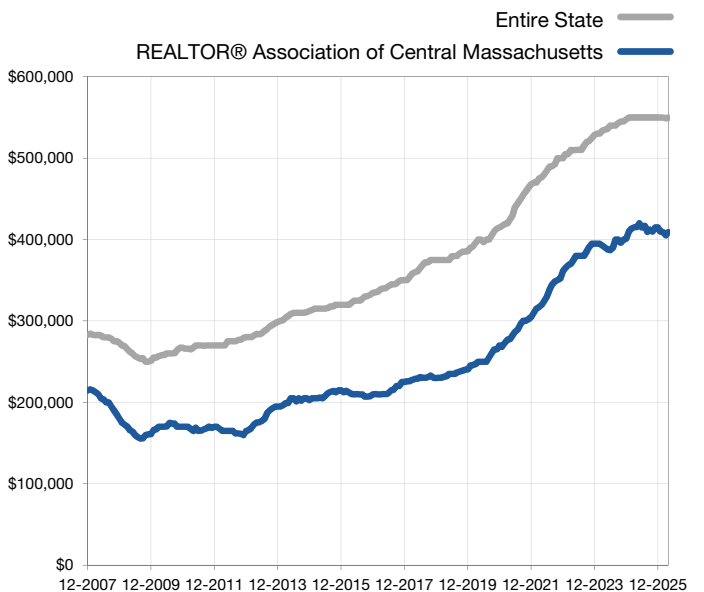
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### Single-Family Properties



### Condominium Properties



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# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**- 5.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 0.3%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 16.8%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	386	474	+ 22.8%	1,242	1,306	+ 5.2%
Closed Sales	303	283	- 6.6%	1,128	1,048	- 7.1%
Median Sales Price*	\$358,500	<b>\$368,000</b>	+ 2.6%	\$345,000	<b>\$360,000</b>	+ 4.3%
Inventory of Homes for Sale	741	631	- 14.8%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	46	43	- 7.0%	49	54	+ 10.4%
Percent of Original List Price Received*	100.1%	100.2%	+ 0.1%	98.7%	98.7%	- 0.0%
New Listings	578	612	+ 5.9%	1,557	1,583	+ 1.7%

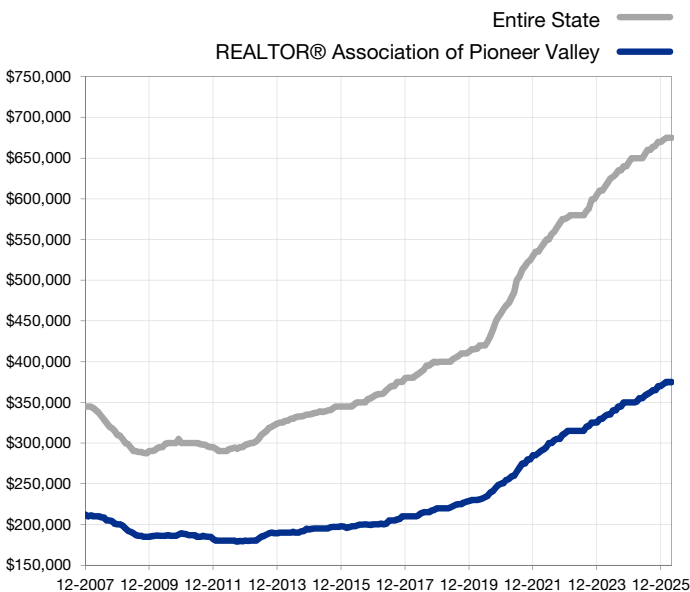
### Condominium Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	66	100	+ 51.5%	232	252	+ 8.6%
Closed Sales	59	61	+ 3.4%	221	195	- 11.8%
Median Sales Price*	\$259,900	<b>\$277,200</b>	+ 6.7%	\$255,000	<b>\$260,000</b>	+ 2.0%
Inventory of Homes for Sale	138	100	- 27.5%	--	--	--
Months Supply of Inventory	2.2	1.6	- 26.4%	--	--	--
Cumulative Days on Market Until Sale	42	76	+ 81.0%	51	70	+ 36.1%
Percent of Original List Price Received*	101.2%	99.1%	- 2.0%	99.5%	98.1%	- 1.4%
New Listings	66	96	+ 45.5%	256	275	+ 7.4%

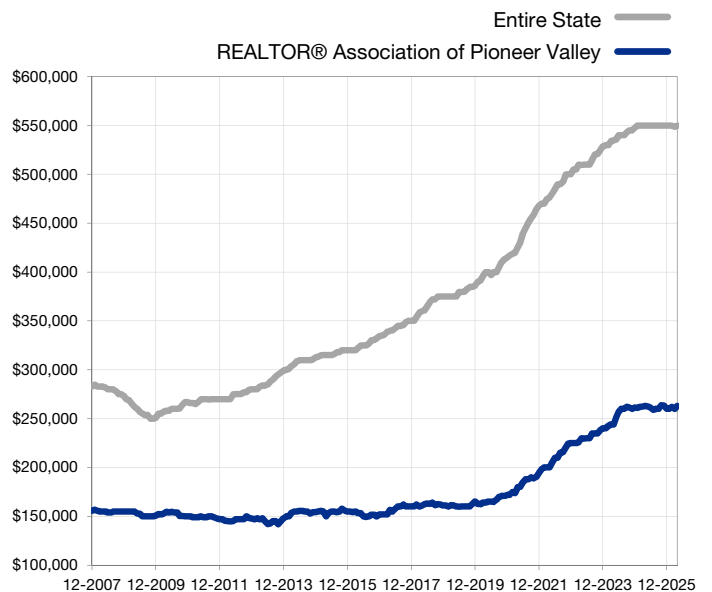
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### 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.

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Realtor® Association of Southeastern Massachusetts

**- 20.4%**

**+ 5.4%**

**- 1.7%**

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

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	309	348	+ 12.6%	949	913	- 3.8%
Closed Sales	236	186	- 21.2%	857	718	- 16.2%
Median Sales Price*	\$540,000	<b>\$555,000</b>	+ 2.8%	\$530,000	<b>\$540,375</b>	+ 2.0%
Inventory of Homes for Sale	596	575	- 3.5%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.1%	--	--	--
Cumulative Days on Market Until Sale	40	44	+ 12.3%	47	52	+ 11.1%
Percent of Original List Price Received*	101.0%	99.9%	- 1.1%	99.4%	98.6%	- 0.8%
New Listings	420	479	+ 14.0%	1,251	1,223	- 2.2%

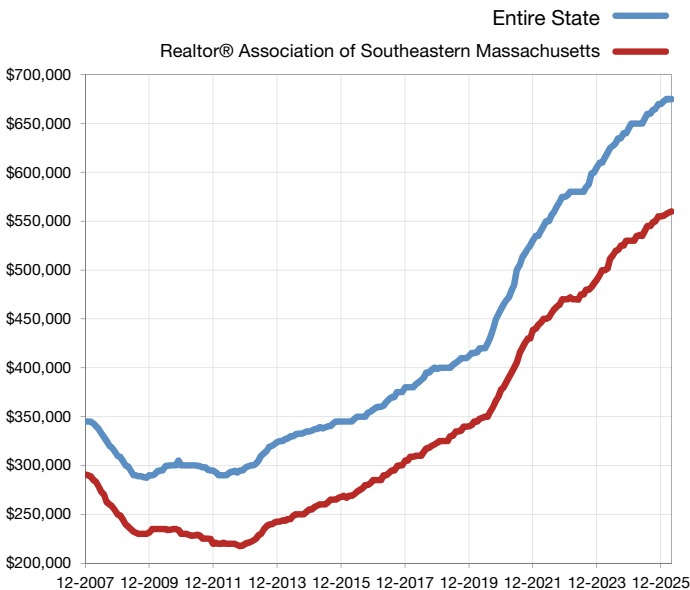
### Condominium Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	57	79	+ 38.6%	219	205	- 6.4%
Closed Sales	58	48	- 17.2%	193	176	- 8.8%
Median Sales Price*	\$405,500	<b>\$448,450</b>	+ 10.6%	\$385,000	<b>\$402,500</b>	+ 4.5%
Inventory of Homes for Sale	122	131	+ 7.4%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 10.4%	--	--	--
Cumulative Days on Market Until Sale	42	36	- 13.7%	46	43	- 8.2%
Percent of Original List Price Received*	100.5%	100.0%	- 0.5%	100.2%	99.6%	- 0.6%
New Listings	79	111	+ 40.5%	276	294	+ 6.5%

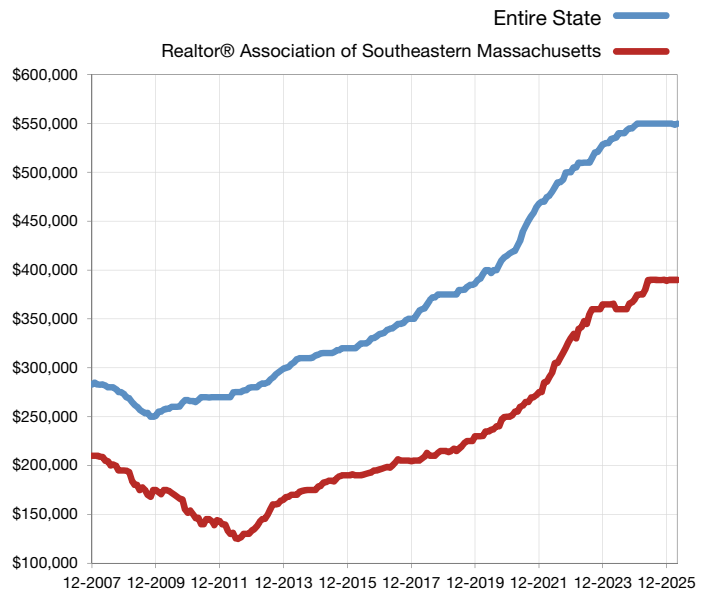
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  Realtors®

Greater Fall River Region

Resources. Relationships. Results.

## South Shore REALTORS® Greater Fall River Region

**- 16.9%**

**+ 11.4%**

**+ 8.8%**

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

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	54	<b>88</b>	+ 63.0%	241	<b>233</b>	- 3.3%
Closed Sales	80	<b>63</b>	- 21.3%	231	<b>190</b>	- 17.7%
Median Sales Price*	\$472,500	<b>\$530,000</b>	+ 12.2%	\$465,000	<b>\$515,000</b>	+ 10.8%
Inventory of Homes for Sale	141	<b>153</b>	+ 8.5%	--	--	--
Months Supply of Inventory	2.2	<b>2.6</b>	+ 18.7%	--	--	--
Cumulative Days on Market Until Sale	53	<b>73</b>	+ 36.6%	53	<b>55</b>	+ 4.0%
Percent of Original List Price Received*	97.8%	<b>96.6%</b>	- 1.2%	98.2%	<b>97.7%</b>	- 0.5%
New Listings	87	<b>129</b>	+ 48.3%	295	<b>323</b>	+ 9.5%

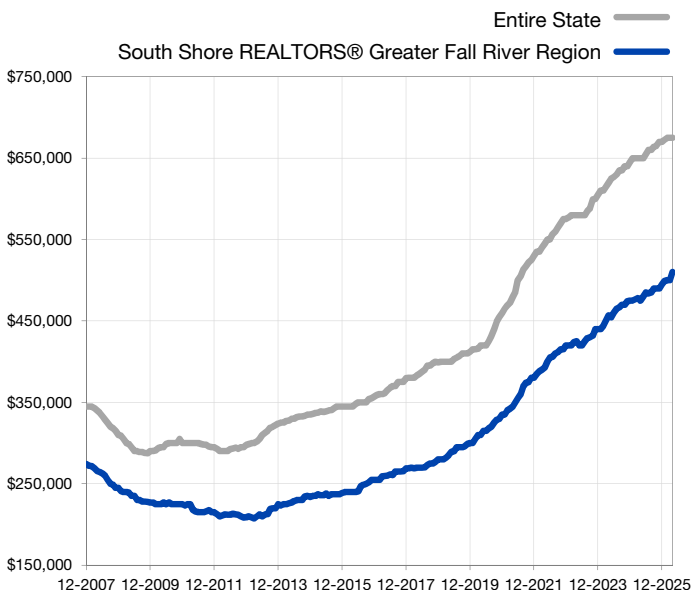
### Condominium Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	<b>13</b>	+ 85.7%	35	<b>54</b>	+ 54.3%
Closed Sales	9	<b>11</b>	+ 22.2%	36	<b>45</b>	+ 25.0%
Median Sales Price*	\$225,000	<b>\$275,000</b>	+ 22.2%	\$262,450	<b>\$290,000</b>	+ 10.5%
Inventory of Homes for Sale	40	<b>44</b>	+ 10.0%	--	--	--
Months Supply of Inventory	5.3	<b>4.4</b>	- 16.6%	--	--	--
Cumulative Days on Market Until Sale	49	<b>120</b>	+ 144.2%	77	<b>100</b>	+ 30.8%
Percent of Original List Price Received*	97.8%	<b>93.7%</b>	- 4.2%	97.2%	<b>95.1%</b>	- 2.2%
New Listings	15	<b>16</b>	+ 6.7%	63	<b>65</b>	+ 3.2%

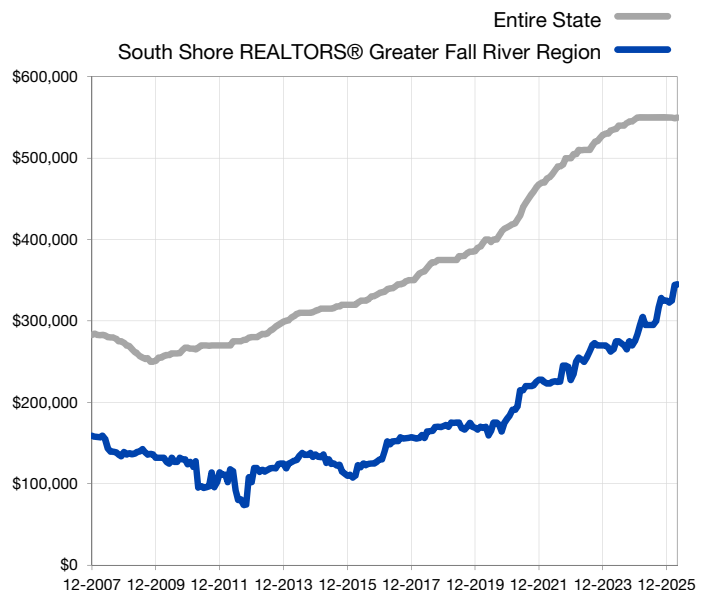
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**- 7.6%**

**+ 3.8%**

**- 5.5%**

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

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	383	498	+ 30.0%	1,139	1,156	+ 1.5%
Closed Sales	296	270	- 8.8%	958	905	- 5.5%
Median Sales Price*	\$695,000	<b>\$733,150</b>	+ 5.5%	\$675,000	<b>\$720,000</b>	+ 6.7%
Inventory of Homes for Sale	718	662	- 7.8%	--	--	--
Months Supply of Inventory	2.1	1.9	- 10.1%	--	--	--
Cumulative Days on Market Until Sale	37	44	+ 17.9%	45	52	+ 14.2%
Percent of Original List Price Received*	100.8%	101.0%	+ 0.2%	99.6%	99.0%	- 0.6%
New Listings	616	669	+ 8.6%	1,611	1,573	- 2.4%

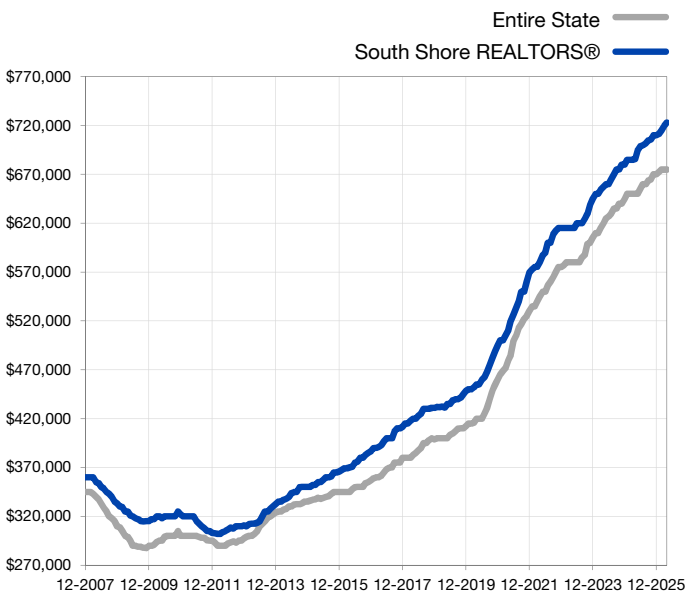
### Condominium Properties

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	134	189	+ 41.0%	438	476	+ 8.7%
Closed Sales	136	129	- 5.1%	373	370	- 0.8%
Median Sales Price*	\$460,000	<b>\$510,000</b>	+ 10.9%	\$465,000	<b>\$490,000</b>	+ 5.4%
Inventory of Homes for Sale	319	318	- 0.3%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.2%	--	--	--
Cumulative Days on Market Until Sale	37	48	+ 28.9%	50	56	+ 13.3%
Percent of Original List Price Received*	99.6%	100.1%	+ 0.5%	98.6%	98.5%	- 0.1%
New Listings	218	251	+ 15.1%	664	707	+ 6.5%

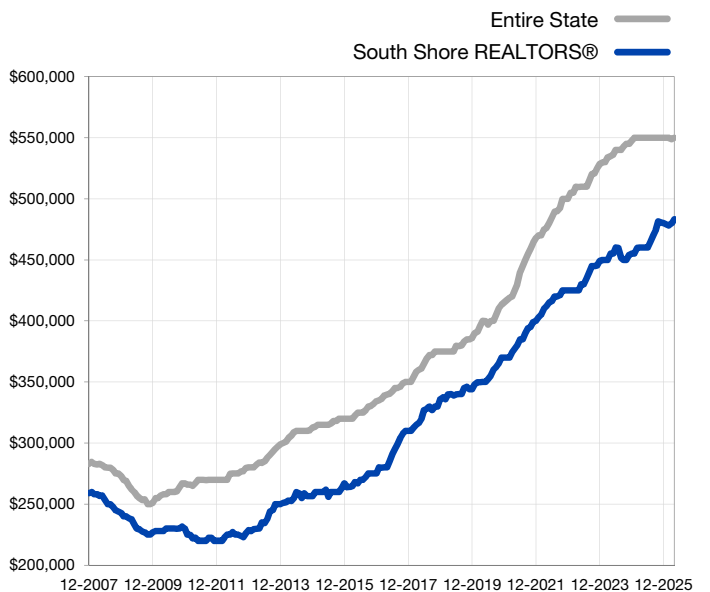
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### Single-Family Properties



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