

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	292	396	+ 35.6%	889	912	+ 2.6%
Closed Sales	243	174	- 28.4%	793	665	- 16.1%
Median Sales Price*	\$760,000	\$821,000	+ 8.0%	\$740,000	\$770,000	+ 4.1%
Inventory of Homes for Sale	882	756	- 14.3%	--	--	--
Months Supply of Inventory	3.4	2.9	- 14.7%	--	--	--
Cumulative Days on Market Until Sale	61	87	+ 42.6%	69	82	+ 18.8%
Percent of Original List Price Received*	96.7%	94.6%	- 2.2%	95.3%	94.5%	- 0.8%
New Listings	479	572	+ 19.4%	1,327	1,239	- 6.6%

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

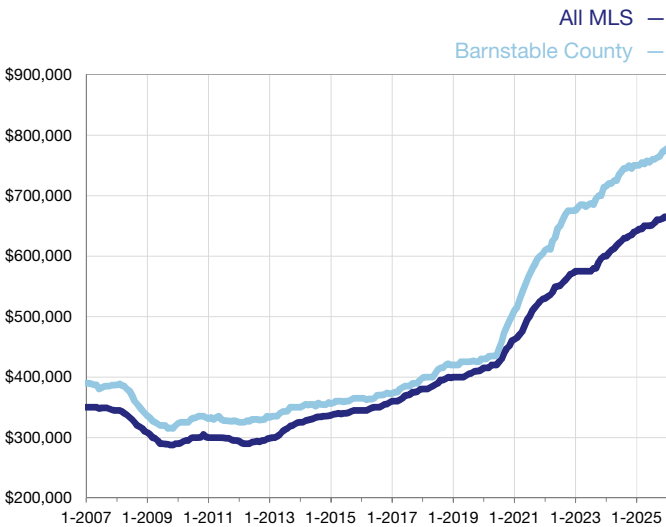
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	80	100	+ 25.0%	282	272	- 3.5%
Closed Sales	66	76	+ 15.2%	241	230	- 4.6%
Median Sales Price*	\$454,250	\$487,000	+ 7.2%	\$490,000	\$489,500	- 0.1%
Inventory of Homes for Sale	331	254	- 23.3%	--	--	--
Months Supply of Inventory	4.5	3.3	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	97	80	- 17.5%	70	93	+ 32.9%
Percent of Original List Price Received*	96.4%	94.5%	- 2.0%	96.6%	93.5%	- 3.2%
New Listings	139	152	+ 9.4%	448	385	- 14.1%

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

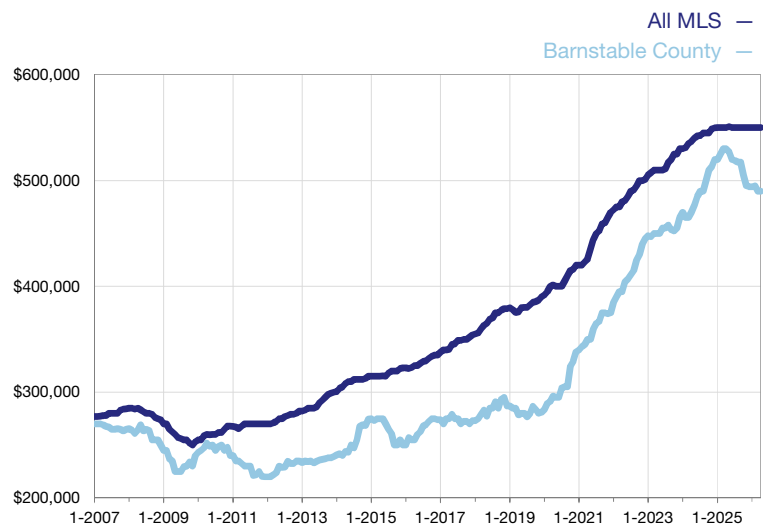
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkshire County

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	90	107	+ 18.9%	305	332	+ 8.9%
Closed Sales	75	78	+ 4.0%	302	292	- 3.3%
Median Sales Price*	\$340,000	\$375,000	+ 10.3%	\$340,000	\$360,000	+ 5.9%
Inventory of Homes for Sale	330	352	+ 6.7%	--	--	--
Months Supply of Inventory	3.4	3.3	- 2.9%	--	--	--
Cumulative Days on Market Until Sale	114	128	+ 12.3%	105	118	+ 12.4%
Percent of Original List Price Received*	93.8%	95.2%	+ 1.5%	93.5%	94.1%	+ 0.6%
New Listings	165	193	+ 17.0%	417	442	+ 6.0%

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

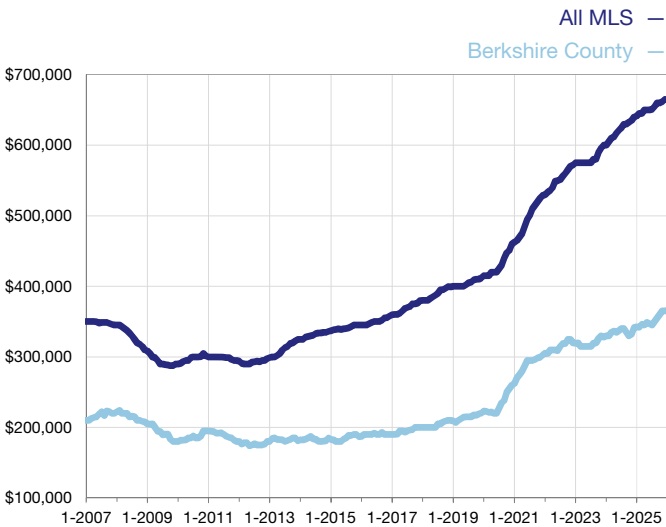
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	13	+ 62.5%	49	45	- 8.2%
Closed Sales	13	11	- 15.4%	47	41	- 12.8%
Median Sales Price*	\$500,000	\$254,000	- 49.2%	\$391,000	\$310,000	- 20.7%
Inventory of Homes for Sale	52	58	+ 11.5%	--	--	--
Months Supply of Inventory	4.3	4.2	- 2.3%	--	--	--
Cumulative Days on Market Until Sale	90	162	+ 80.0%	116	148	+ 27.6%
Percent of Original List Price Received*	96.6%	91.2%	- 5.6%	96.0%	92.6%	- 3.5%
New Listings	18	16	- 11.1%	61	63	+ 3.3%

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

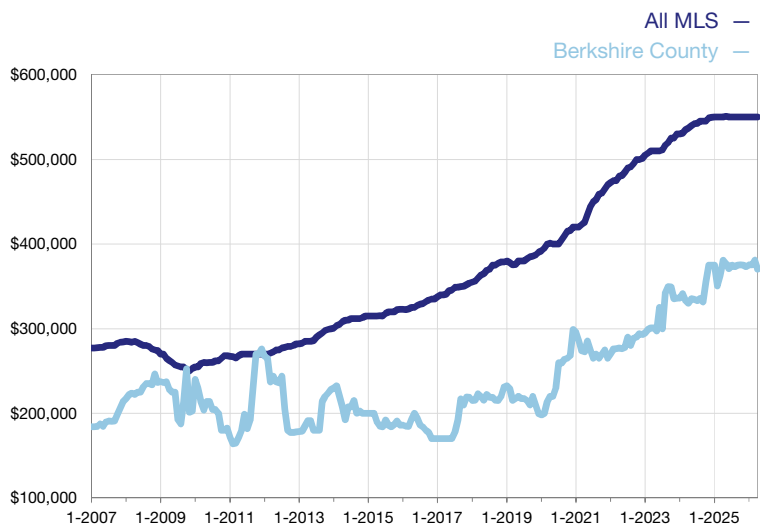
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bristol County

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	267	339	+ 27.0%	921	897	- 2.6%
Closed Sales	251	206	- 17.9%	839	720	- 14.2%
Median Sales Price*	\$520,000	\$555,000	+ 6.7%	\$515,000	\$540,000	+ 4.9%
Inventory of Homes for Sale	530	565	+ 6.6%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	42	54	+ 28.6%	47	53	+ 12.8%
Percent of Original List Price Received*	100.4%	98.8%	- 1.6%	99.1%	98.4%	- 0.7%
New Listings	384	483	+ 25.8%	1,155	1,178	+ 2.0%

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

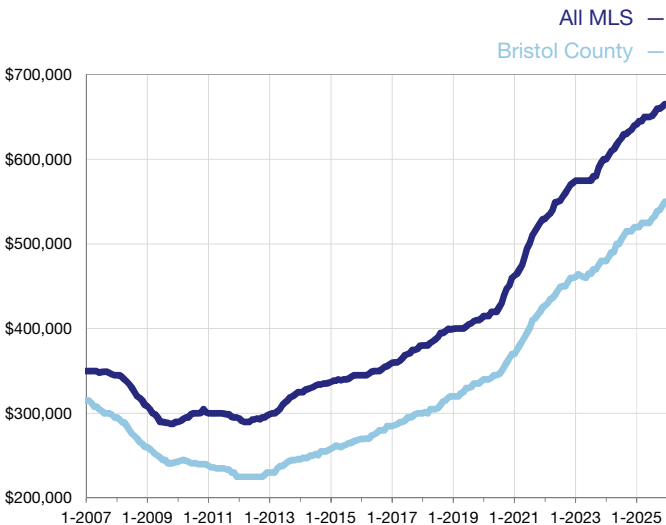
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	55	81	+ 47.3%	218	222	+ 1.8%
Closed Sales	60	49	- 18.3%	195	185	- 5.1%
Median Sales Price*	\$395,000	\$425,000	+ 7.6%	\$375,000	\$387,000	+ 3.2%
Inventory of Homes for Sale	124	138	+ 11.3%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--
Cumulative Days on Market Until Sale	32	53	+ 65.6%	45	55	+ 22.2%
Percent of Original List Price Received*	100.6%	99.1%	- 1.5%	99.7%	98.7%	- 1.0%
New Listings	81	110	+ 35.8%	276	290	+ 5.1%

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

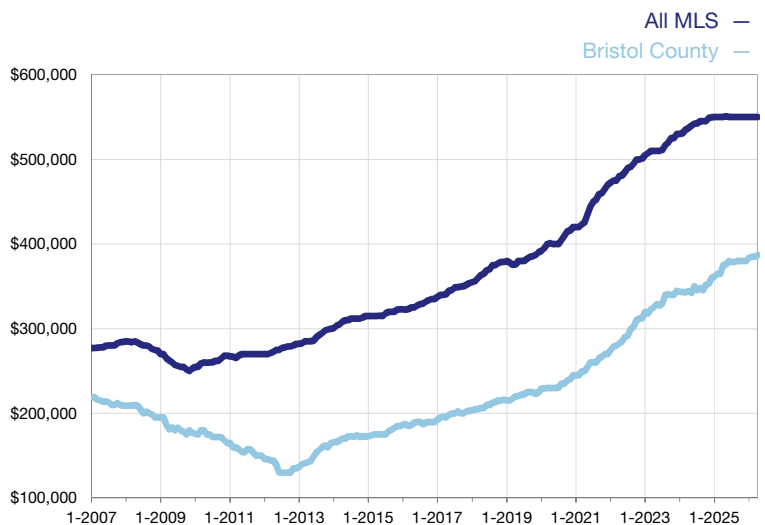
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dukes County

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	13	+ 116.7%	19	36	+ 89.5%
Closed Sales	8	3	- 62.5%	24	24	0.0%
Median Sales Price*	\$2,489,000	\$1,775,000	- 28.7%	\$1,668,750	\$1,505,000	- 9.8%
Inventory of Homes for Sale	45	75	+ 66.7%	--	--	--
Months Supply of Inventory	6.4	9.5	+ 48.4%	--	--	--
Cumulative Days on Market Until Sale	147	68	- 53.7%	127	126	- 0.8%
Percent of Original List Price Received*	91.3%	93.1%	+ 2.0%	90.7%	88.2%	- 2.8%
New Listings	15	28	+ 86.7%	40	78	+ 95.0%

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

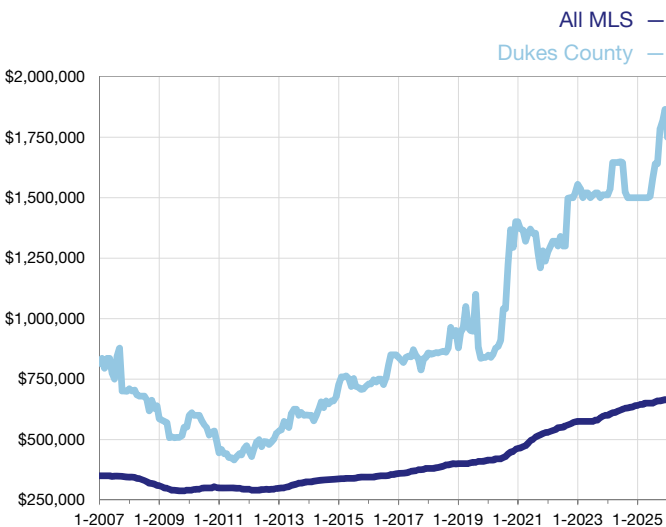
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	2	1	- 50.0%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$865,000	\$550,000	- 36.4%	\$891,250	\$550,000	- 38.3%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	4.0	5.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	19	24	+ 26.3%	87	24	- 72.4%
Percent of Original List Price Received*	98.9%	91.8%	- 7.2%	93.1%	91.8%	- 1.4%
New Listings	1	3	+ 200.0%	3	7	+ 133.3%

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

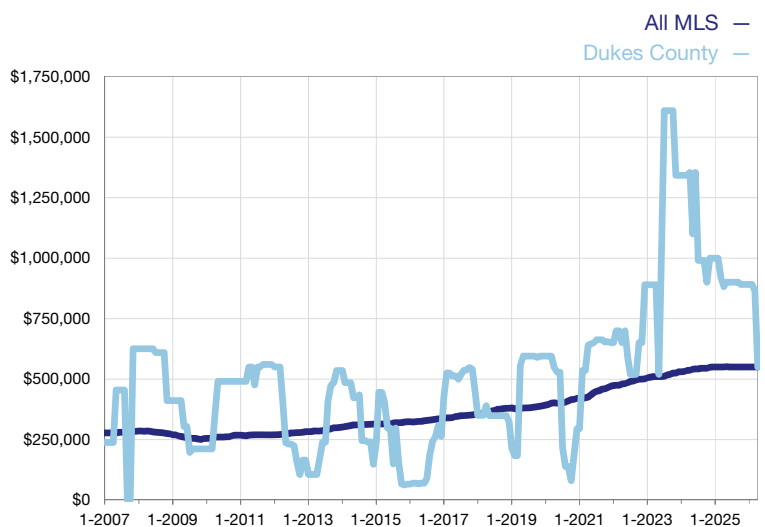
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex County

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	432	469	+ 8.6%	1,139	1,112	- 2.4%
Closed Sales	292	272	- 6.8%	951	875	- 8.0%
Median Sales Price*	\$737,250	\$745,000	+ 1.1%	\$705,000	\$725,000	+ 2.8%
Inventory of Homes for Sale	601	555	- 7.7%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	37	36	- 2.7%	40	45	+ 12.5%
Percent of Original List Price Received*	101.9%	101.7%	- 0.2%	100.6%	99.5%	- 1.1%
New Listings	615	613	- 0.3%	1,511	1,451	- 4.0%

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

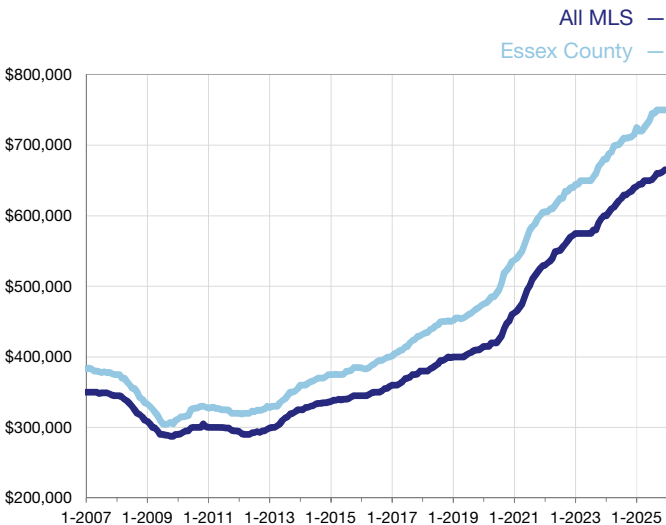
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	201	262	+ 30.3%	588	666	+ 13.3%
Closed Sales	158	141	- 10.8%	511	501	- 2.0%
Median Sales Price*	\$453,500	\$510,000	+ 12.5%	\$452,000	\$475,000	+ 5.1%
Inventory of Homes for Sale	299	356	+ 19.1%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	32	51	+ 59.4%	40	54	+ 35.0%
Percent of Original List Price Received*	101.0%	99.6%	- 1.4%	99.9%	98.4%	- 1.5%
New Listings	264	325	+ 23.1%	793	879	+ 10.8%

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

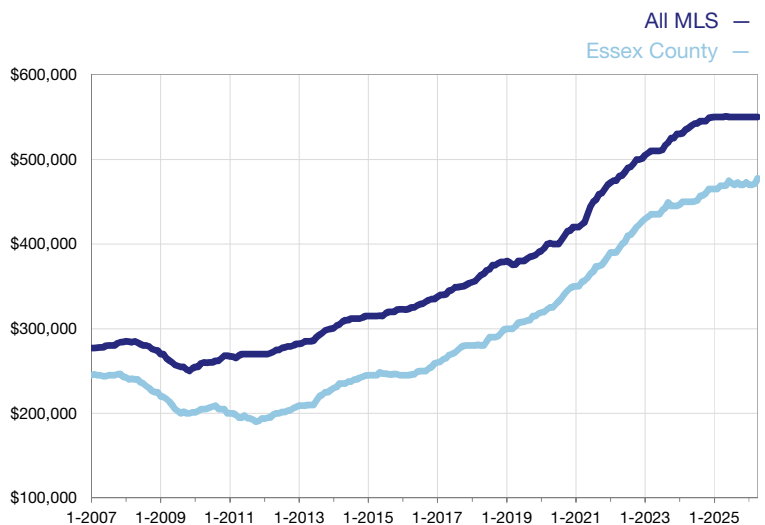
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin County

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	50	47	- 6.0%	138	134	- 2.9%
Closed Sales	28	31	+ 10.7%	122	108	- 11.5%
Median Sales Price*	\$380,000	\$345,000	- 9.2%	\$352,000	\$355,000	+ 0.9%
Inventory of Homes for Sale	94	71	- 24.5%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	88	75	- 14.8%	66	68	+ 3.0%
Percent of Original List Price Received*	96.8%	98.0%	+ 1.2%	97.3%	97.2%	- 0.1%
New Listings	62	60	- 3.2%	161	152	- 5.6%

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

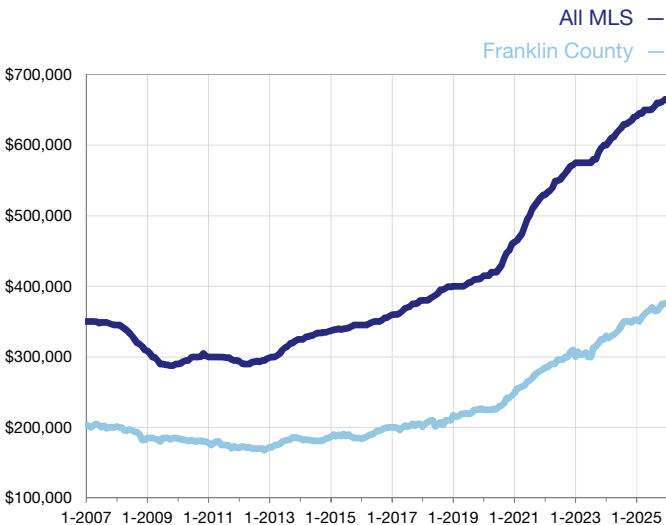
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	5	+ 66.7%	14	8	- 42.9%
Closed Sales	3	2	- 33.3%	13	5	- 61.5%
Median Sales Price*	\$284,900	\$294,600	+ 3.4%	\$305,000	\$277,200	- 9.1%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	40	110	+ 175.0%	41	49	+ 19.5%
Percent of Original List Price Received*	103.7%	93.1%	- 10.2%	99.8%	97.1%	- 2.7%
New Listings	6	4	- 33.3%	16	9	- 43.8%

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

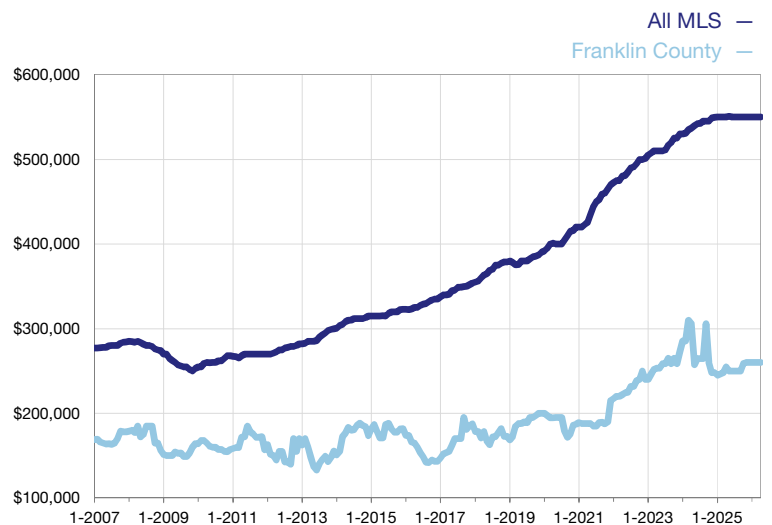
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden County

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	263	324	+ 23.2%	865	925	+ 6.9%
Closed Sales	218	196	- 10.1%	786	744	- 5.3%
Median Sales Price*	\$340,000	\$348,750	+ 2.6%	\$327,250	\$343,000	+ 4.8%
Inventory of Homes for Sale	452	403	- 10.8%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	44	39	- 11.4%	45	49	+ 8.9%
Percent of Original List Price Received*	100.2%	100.0%	- 0.2%	98.9%	99.1%	+ 0.2%
New Listings	362	412	+ 13.8%	1,041	1,087	+ 4.4%

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

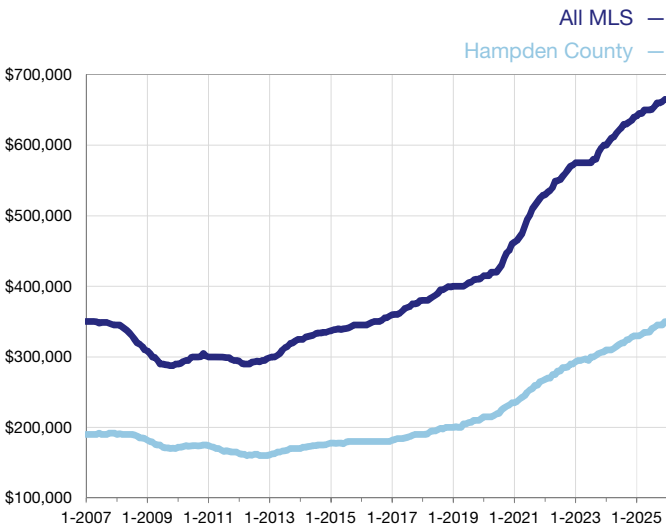
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	38	53	+ 39.5%	138	157	+ 13.8%
Closed Sales	36	36	0.0%	138	131	- 5.1%
Median Sales Price*	\$243,450	\$230,500	- 5.3%	\$225,000	\$231,000	+ 2.7%
Inventory of Homes for Sale	88	52	- 40.9%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	37	83	+ 124.3%	52	71	+ 36.5%
Percent of Original List Price Received*	100.2%	99.1%	- 1.1%	99.2%	97.8%	- 1.4%
New Listings	36	52	+ 44.4%	147	147	0.0%

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

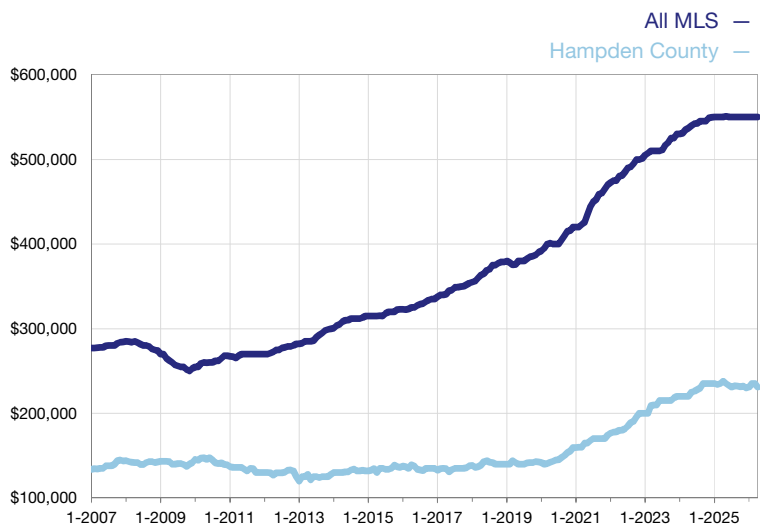
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampshire County

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	83	102	+ 22.9%	256	253	- 1.2%
Closed Sales	61	59	- 3.3%	235	207	- 11.9%
Median Sales Price*	\$451,250	\$547,000	+ 21.2%	\$429,000	\$470,000	+ 9.6%
Inventory of Homes for Sale	171	138	- 19.3%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	36	42	+ 16.7%	53	61	+ 15.1%
Percent of Original List Price Received*	101.9%	101.8%	- 0.1%	99.2%	98.5%	- 0.7%
New Listings	145	131	- 9.7%	328	311	- 5.2%

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

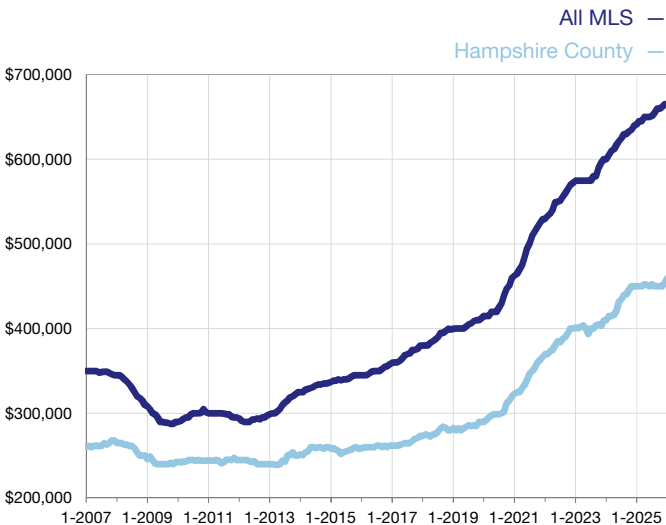
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	25	42	+ 68.0%	80	88	+ 10.0%
Closed Sales	20	23	+ 15.0%	70	59	- 15.7%
Median Sales Price*	\$396,000	\$350,000	- 11.6%	\$317,500	\$329,900	+ 3.9%
Inventory of Homes for Sale	38	42	+ 10.5%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	50	61	+ 22.0%	52	68	+ 30.8%
Percent of Original List Price Received*	102.6%	99.8%	- 2.7%	100.1%	98.8%	- 1.3%
New Listings	24	40	+ 66.7%	91	112	+ 23.1%

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

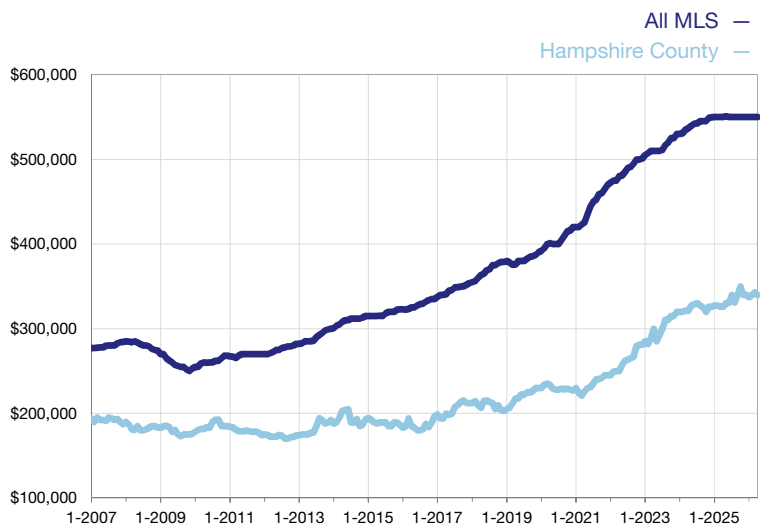
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middlesex County

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	885	989	+ 11.8%	2,364	2,354	- 0.4%
Closed Sales	629	544	- 13.5%	1,848	1,744	- 5.6%
Median Sales Price*	\$900,000	\$938,700	+ 4.3%	\$870,000	\$875,000	+ 0.6%
Inventory of Homes for Sale	1,316	1,287	- 2.2%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	36	+ 24.1%	38	47	+ 23.7%
Percent of Original List Price Received*	104.0%	102.4%	- 1.5%	102.0%	100.1%	- 1.9%
New Listings	1,351	1,372	+ 1.6%	3,347	3,261	- 2.6%

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

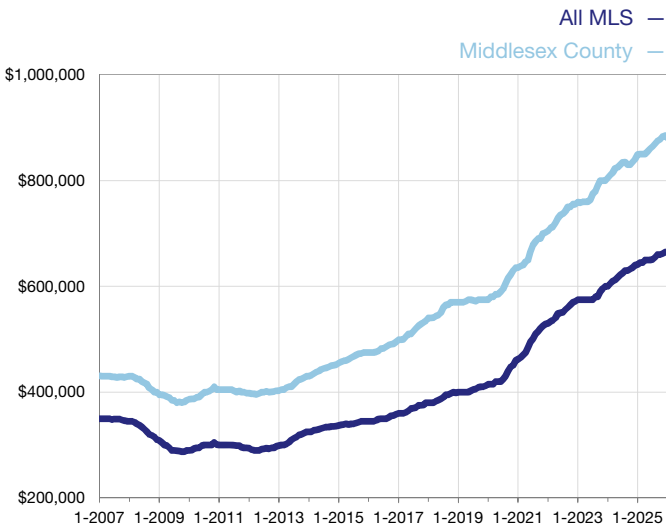
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	511	654	+ 28.0%	1,529	1,630	+ 6.6%
Closed Sales	379	401	+ 5.8%	1,263	1,240	- 1.8%
Median Sales Price*	\$710,000	\$650,000	- 8.5%	\$665,000	\$650,000	- 2.3%
Inventory of Homes for Sale	861	958	+ 11.3%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	32	45	+ 40.6%	42	54	+ 28.6%
Percent of Original List Price Received*	101.2%	99.4%	- 1.8%	100.4%	98.4%	- 2.0%
New Listings	726	857	+ 18.0%	2,139	2,295	+ 7.3%

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

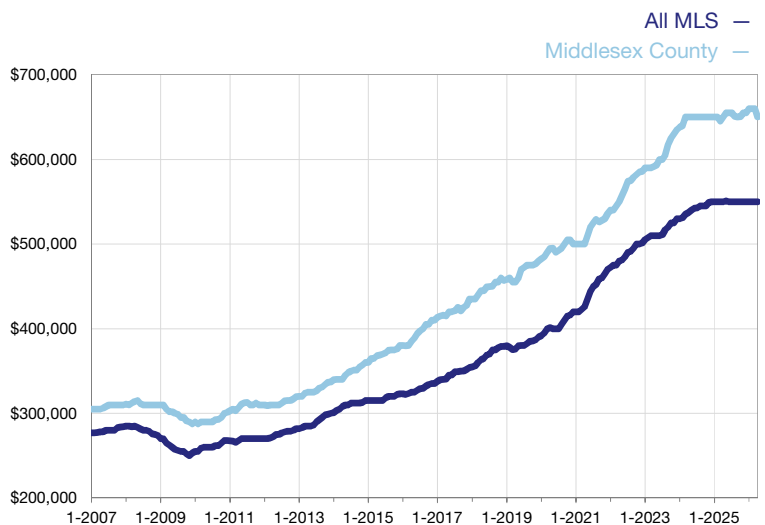
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nantucket County

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$2,500,000	\$0	- 100.0%	\$3,100,000	\$3,710,000	+ 19.7%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	4.8	8.9	+ 85.4%	--	--	--
Cumulative Days on Market Until Sale	475	0	- 100.0%	264	22	- 91.7%
Percent of Original List Price Received*	95.6%	0.0%	- 100.0%	90.3%	102.2%	+ 13.2%
New Listings	7	3	- 57.1%	13	8	- 38.5%

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

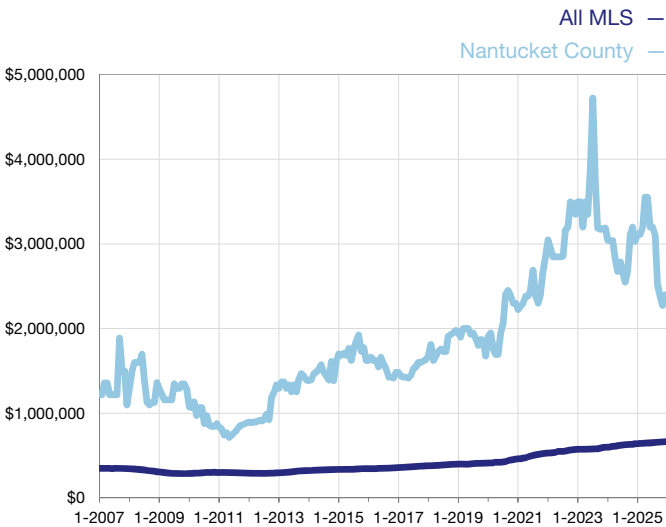
Condominium Properties

Key Metrics	April			Year to Date		
	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.

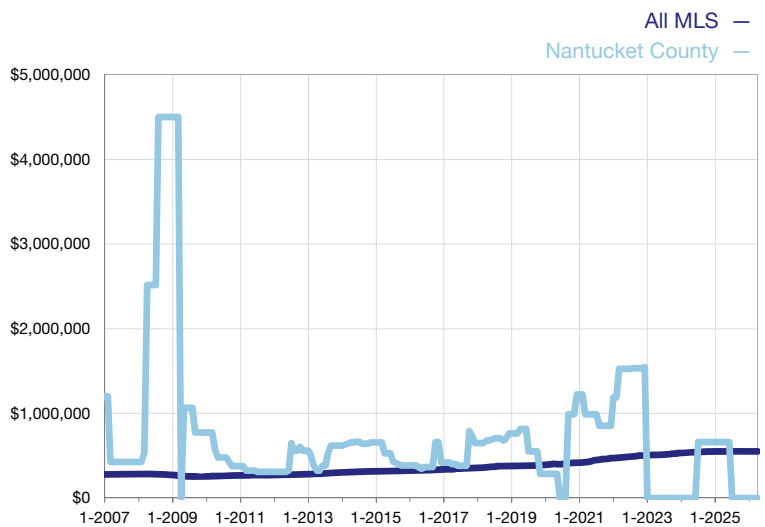
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	472	495	+ 4.9%	1,250	1,216	- 2.7%
Closed Sales	290	302	+ 4.1%	989	902	- 8.8%
Median Sales Price*	\$785,000	\$895,000	+ 14.0%	\$776,500	\$820,000	+ 5.6%
Inventory of Homes for Sale	766	694	- 9.4%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	32	37	+ 15.6%	41	47	+ 14.6%
Percent of Original List Price Received*	102.4%	101.6%	- 0.8%	100.5%	99.5%	- 1.0%
New Listings	714	699	- 2.1%	1,783	1,721	- 3.5%

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

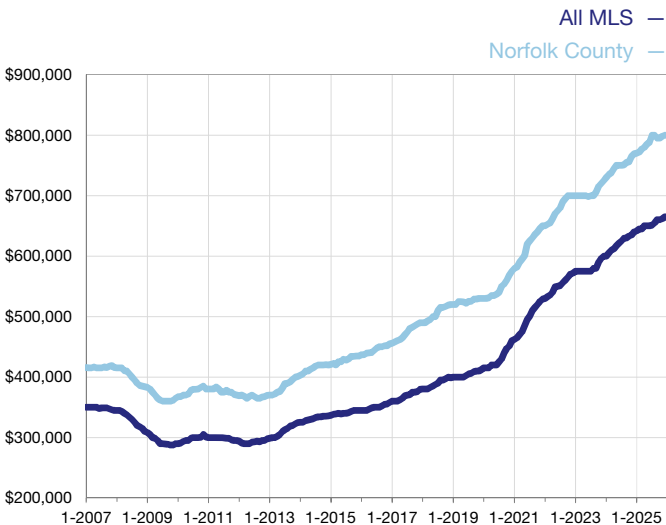
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	197	249	+ 26.4%	587	662	+ 12.8%
Closed Sales	154	173	+ 12.3%	462	475	+ 2.8%
Median Sales Price*	\$517,500	\$600,000	+ 15.9%	\$535,000	\$570,000	+ 6.5%
Inventory of Homes for Sale	448	414	- 7.6%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--
Cumulative Days on Market Until Sale	36	35	- 2.8%	46	50	+ 8.7%
Percent of Original List Price Received*	100.8%	99.9%	- 0.9%	99.3%	98.6%	- 0.7%
New Listings	345	335	- 2.9%	932	1,018	+ 9.2%

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

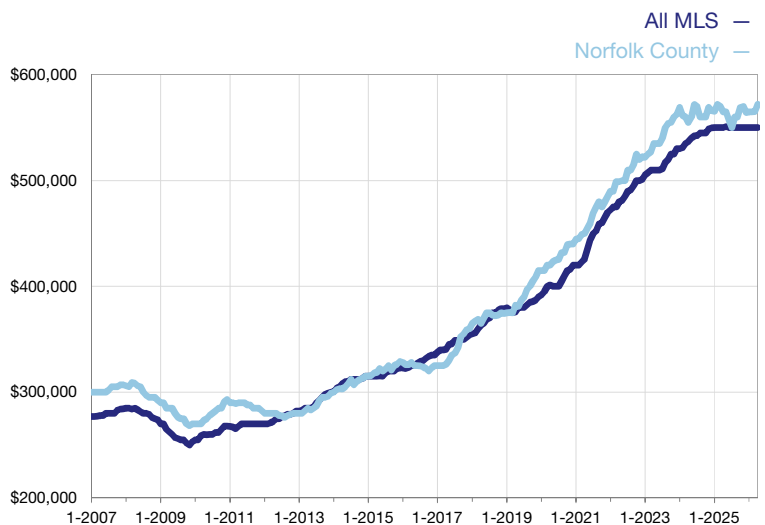
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	382	490	+ 28.3%	1,180	1,195	+ 1.3%
Closed Sales	301	265	- 12.0%	1,016	932	- 8.3%
Median Sales Price*	\$637,000	\$675,000	+ 6.0%	\$620,000	\$665,000	+ 7.3%
Inventory of Homes for Sale	760	700	- 7.9%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	43	46	+ 7.0%	51	54	+ 5.9%
Percent of Original List Price Received*	100.4%	100.5%	+ 0.1%	99.1%	98.7%	- 0.4%
New Listings	572	655	+ 14.5%	1,589	1,576	- 0.8%

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

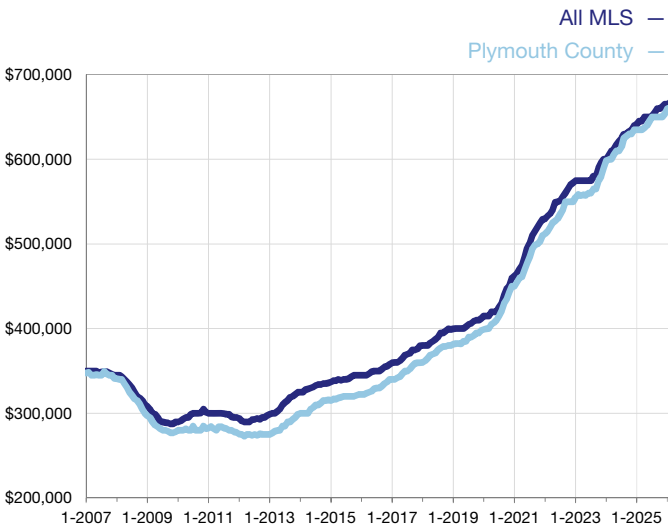
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	100	123	+ 23.0%	311	322	+ 3.5%
Closed Sales	90	86	- 4.4%	254	270	+ 6.3%
Median Sales Price*	\$452,500	\$490,750	+ 8.5%	\$460,000	\$481,250	+ 4.6%
Inventory of Homes for Sale	215	210	- 2.3%	--	--	--
Months Supply of Inventory	2.7	2.6	- 3.7%	--	--	--
Cumulative Days on Market Until Sale	52	61	+ 17.3%	60	58	- 3.3%
Percent of Original List Price Received*	99.6%	100.2%	+ 0.6%	99.0%	99.2%	+ 0.2%
New Listings	124	147	+ 18.5%	431	429	- 0.5%

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

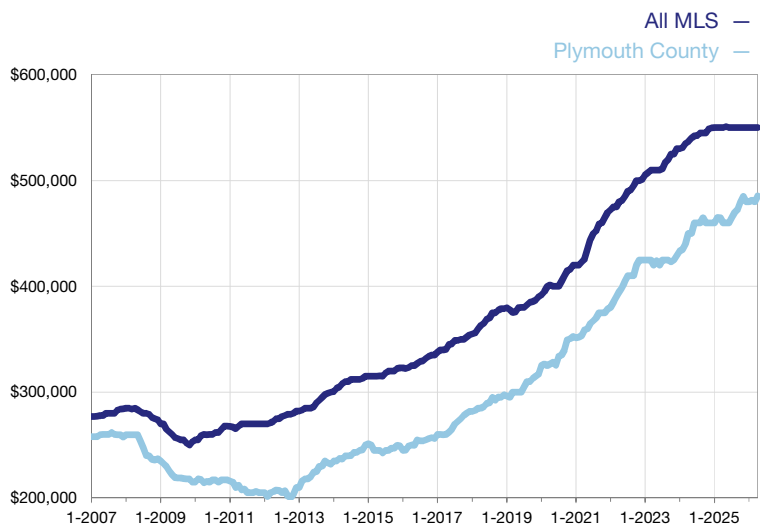
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	100	122	+ 22.0%	268	282	+ 5.2%
Closed Sales	58	53	- 8.6%	212	210	- 0.9%
Median Sales Price*	\$937,500	\$765,000	- 18.4%	\$850,000	\$750,000	- 11.8%
Inventory of Homes for Sale	229	189	- 17.5%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	52	44	- 15.4%	51	49	- 3.9%
Percent of Original List Price Received*	100.2%	99.8%	- 0.4%	99.1%	98.4%	- 0.7%
New Listings	172	175	+ 1.7%	443	410	- 7.4%

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

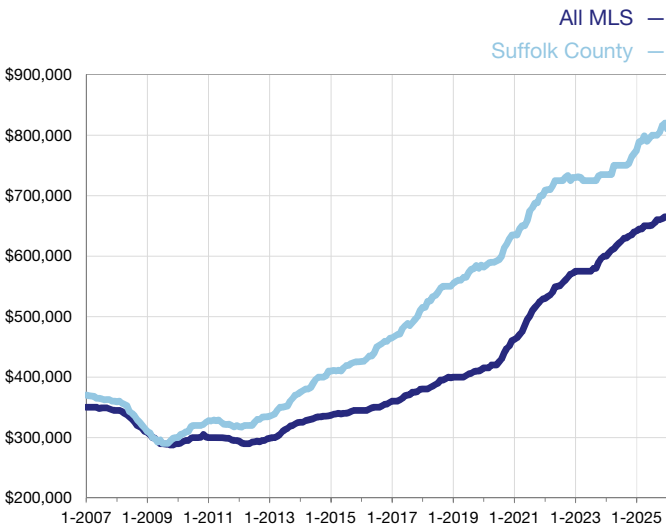
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	451	524	+ 16.2%	1,342	1,344	+ 0.1%
Closed Sales	346	327	- 5.5%	1,041	994	- 4.5%
Median Sales Price*	\$747,000	\$775,000	+ 3.7%	\$755,000	\$740,000	- 2.0%
Inventory of Homes for Sale	1,643	1,624	- 1.2%	--	--	--
Months Supply of Inventory	5.1	5.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	55	64	+ 16.4%	64	70	+ 9.4%
Percent of Original List Price Received*	98.8%	98.1%	- 0.7%	97.6%	97.0%	- 0.6%
New Listings	912	1,039	+ 13.9%	2,599	2,704	+ 4.0%

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

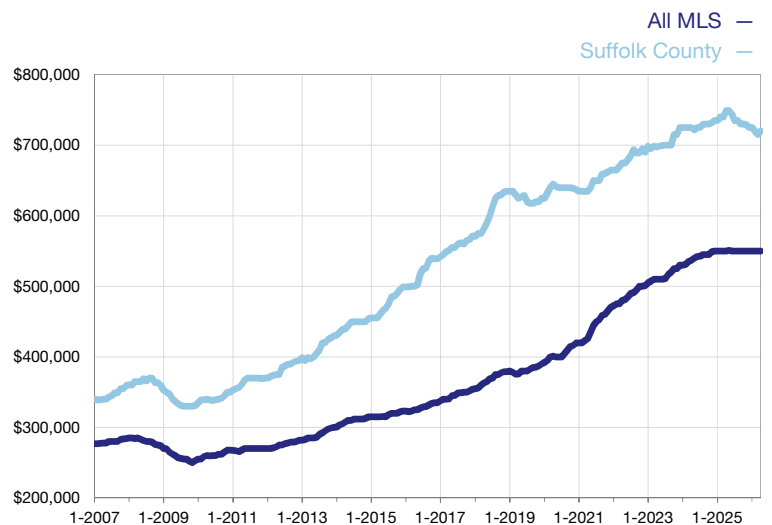
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	584	662	+ 13.4%	1,641	1,620	- 1.3%
Closed Sales	420	343	- 18.3%	1,409	1,296	- 8.0%
Median Sales Price*	\$480,000	\$540,000	+ 12.5%	\$475,000	\$500,000	+ 5.3%
Inventory of Homes for Sale	905	977	+ 8.0%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	35	48	+ 37.1%	45	55	+ 22.2%
Percent of Original List Price Received*	100.8%	100.1%	- 0.7%	99.0%	98.2%	- 0.8%
New Listings	762	926	+ 21.5%	2,112	2,171	+ 2.8%

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

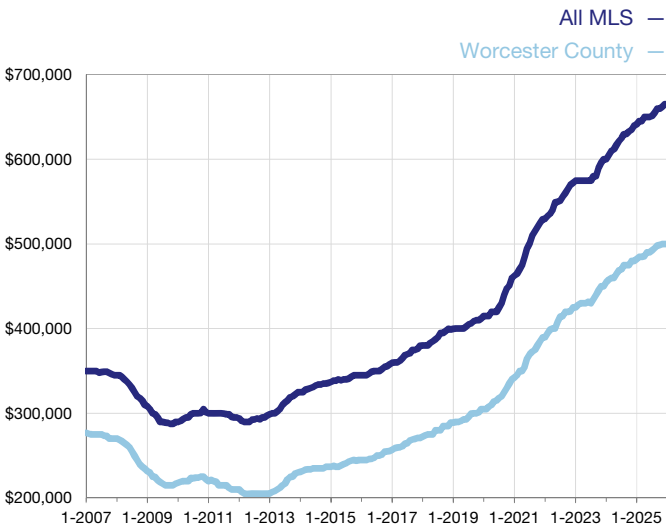
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	117	170	+ 45.3%	443	468	+ 5.6%
Closed Sales	120	96	- 20.0%	426	354	- 16.9%
Median Sales Price*	\$387,000	\$392,000	+ 1.3%	\$388,500	\$375,000	- 3.5%
Inventory of Homes for Sale	264	294	+ 11.4%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	33	54	+ 63.6%	44	58	+ 31.8%
Percent of Original List Price Received*	100.3%	100.0%	- 0.3%	99.3%	98.2%	- 1.1%
New Listings	203	228	+ 12.3%	593	658	+ 11.0%

* 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

