

Local Market Update – May 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	300	385	+ 28.3%	1,189	1,247	+ 4.9%
Closed Sales	289	312	+ 8.0%	1,082	980	- 9.4%
Median Sales Price*	\$766,250	\$772,000	+ 0.8%	\$750,000	\$770,000	+ 2.7%
Inventory of Homes for Sale	999	865	- 13.4%	--	--	--
Months Supply of Inventory	3.8	3.2	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	50	46	- 8.0%	64	70	+ 9.4%
Percent of Original List Price Received*	96.6%	97.1%	+ 0.5%	95.6%	95.3%	- 0.3%
New Listings	470	502	+ 6.8%	1,797	1,729	- 3.8%

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

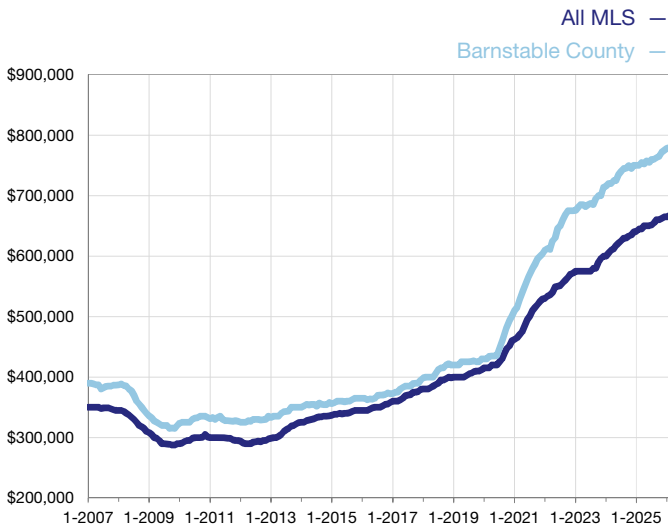
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	75	122	+ 62.7%	357	382	+ 7.0%
Closed Sales	84	81	- 3.6%	325	312	- 4.0%
Median Sales Price*	\$447,500	\$480,000	+ 7.3%	\$485,000	\$487,000	+ 0.4%
Inventory of Homes for Sale	400	277	- 30.8%	--	--	--
Months Supply of Inventory	5.6	3.4	- 39.3%	--	--	--
Cumulative Days on Market Until Sale	58	53	- 8.6%	67	83	+ 23.9%
Percent of Original List Price Received*	97.8%	97.1%	- 0.7%	96.9%	94.4%	- 2.6%
New Listings	158	146	- 7.6%	606	531	- 12.4%

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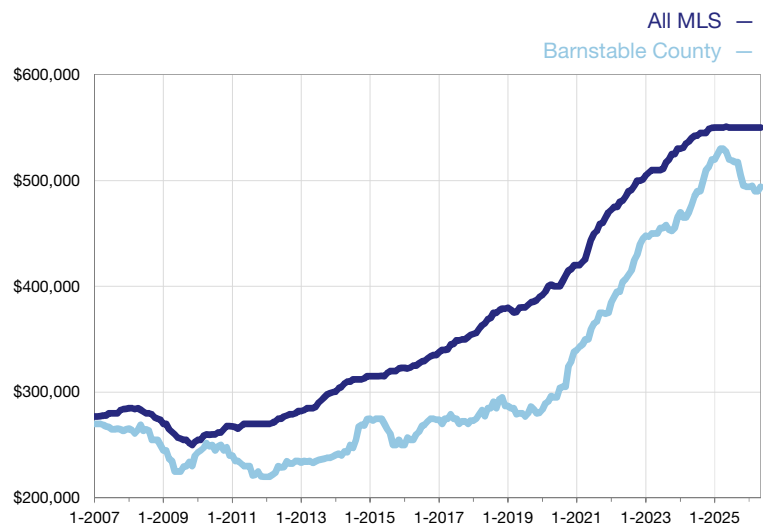
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	124	131	+ 5.6%	429	479	+ 11.7%
Closed Sales	95	106	+ 11.6%	397	399	+ 0.5%
Median Sales Price*	\$319,000	\$370,000	+ 16.0%	\$334,000	\$360,000	+ 7.8%
Inventory of Homes for Sale	419	418	- 0.2%	--	--	--
Months Supply of Inventory	4.2	3.8	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	95	111	+ 16.8%	102	116	+ 13.7%
Percent of Original List Price Received*	97.1%	95.9%	- 1.2%	94.3%	94.6%	+ 0.3%
New Listings	236	227	- 3.8%	653	675	+ 3.4%

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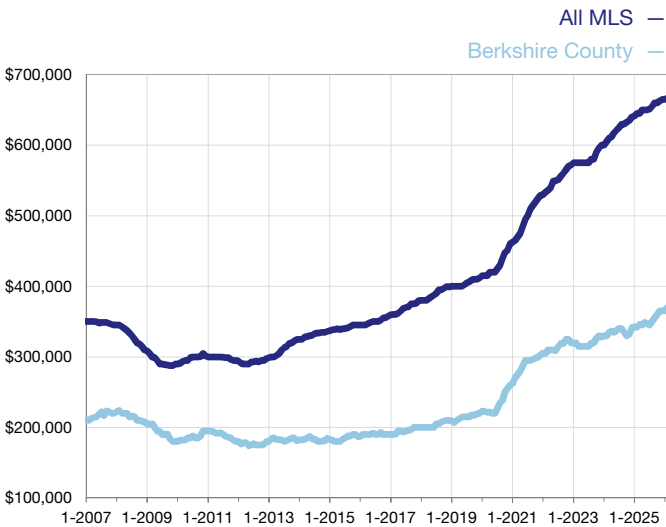
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	18	6	- 66.7%	67	53	- 20.9%
Closed Sales	14	15	+ 7.1%	61	56	- 8.2%
Median Sales Price*	\$488,788	\$345,000	- 29.4%	\$400,000	\$327,500	- 18.1%
Inventory of Homes for Sale	59	64	+ 8.5%	--	--	--
Months Supply of Inventory	4.7	4.9	+ 4.3%	--	--	--
Cumulative Days on Market Until Sale	86	125	+ 45.3%	110	142	+ 29.1%
Percent of Original List Price Received*	97.1%	95.4%	- 1.8%	96.2%	93.3%	- 3.0%
New Listings	27	17	- 37.0%	88	80	- 9.1%

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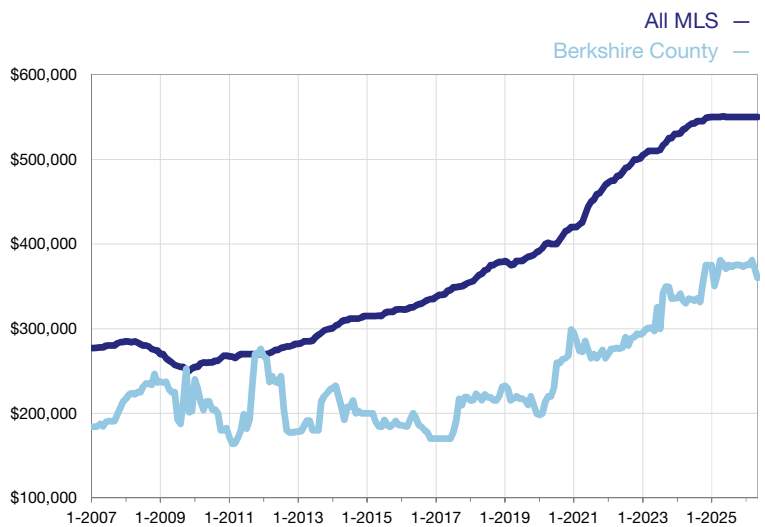
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	286	440	+ 53.8%	1,207	1,269	+ 5.1%
Closed Sales	274	245	- 10.6%	1,114	969	- 13.0%
Median Sales Price*	\$543,000	\$549,900	+ 1.3%	\$520,000	\$540,000	+ 3.8%
Inventory of Homes for Sale	637	621	- 2.5%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	39	39	0.0%	45	50	+ 11.1%
Percent of Original List Price Received*	99.9%	100.2%	+ 0.3%	99.3%	98.9%	- 0.4%
New Listings	435	484	+ 11.3%	1,590	1,649	+ 3.7%

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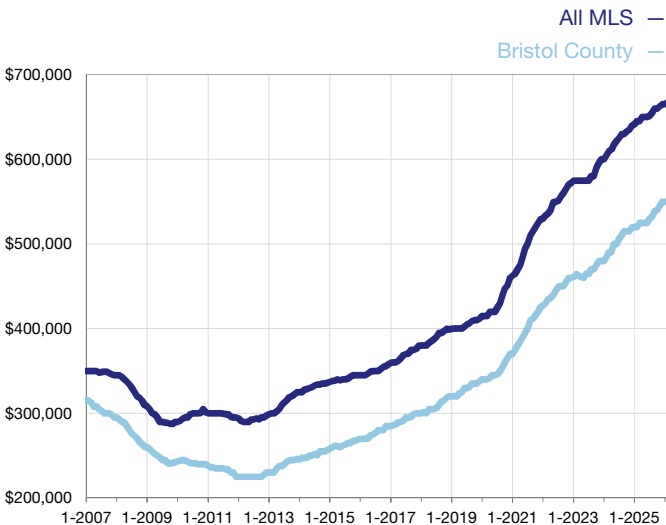
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	61	92	+ 50.8%	279	292	+ 4.7%
Closed Sales	61	51	- 16.4%	256	236	- 7.8%
Median Sales Price*	\$404,000	\$410,000	+ 1.5%	\$379,500	\$395,000	+ 4.1%
Inventory of Homes for Sale	137	129	- 5.8%	--	--	--
Months Supply of Inventory	2.6	2.1	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	38	49	+ 28.9%	43	54	+ 25.6%
Percent of Original List Price Received*	99.7%	100.5%	+ 0.8%	99.7%	99.1%	- 0.6%
New Listings	86	85	- 1.2%	362	374	+ 3.3%

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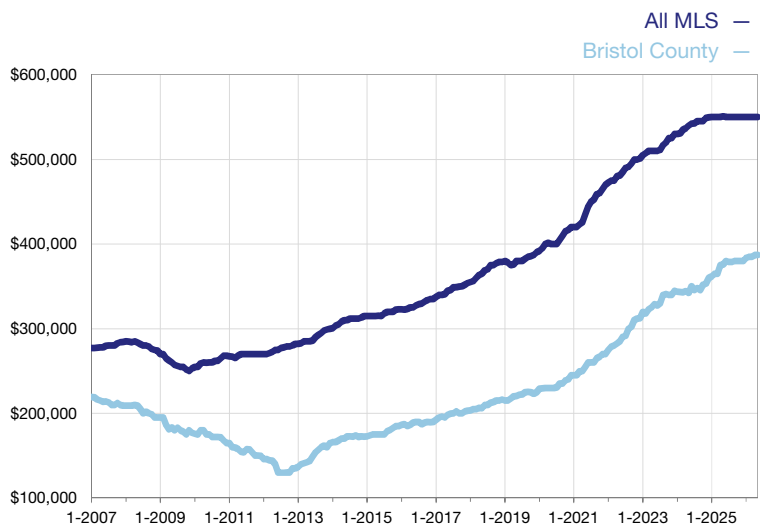
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	16	+ 433.3%	22	51	+ 131.8%
Closed Sales	3	12	+ 300.0%	27	36	+ 33.3%
Median Sales Price*	\$1,200,000	\$1,950,000	+ 62.5%	\$1,500,000	\$1,587,500	+ 5.8%
Inventory of Homes for Sale	57	92	+ 61.4%	--	--	--
Months Supply of Inventory	8.0	10.3	+ 28.8%	--	--	--
Cumulative Days on Market Until Sale	310	99	- 68.1%	147	117	- 20.4%
Percent of Original List Price Received*	95.4%	93.0%	- 2.5%	91.2%	89.8%	- 1.5%
New Listings	23	33	+ 43.5%	63	113	+ 79.4%

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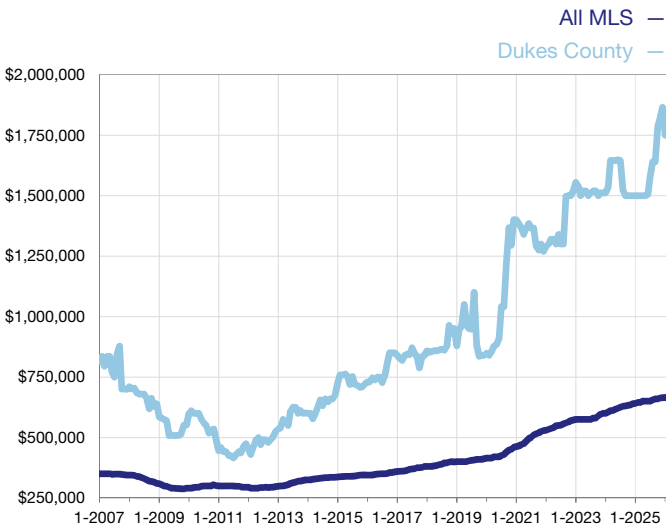
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$891,250	\$550,000	- 38.3%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	4.0	9.0	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	87	24	- 72.4%
Percent of Original List Price Received*	0.0%	0.0%	--	93.1%	91.8%	- 1.4%
New Listings	1	2	+ 100.0%	4	11	+ 175.0%

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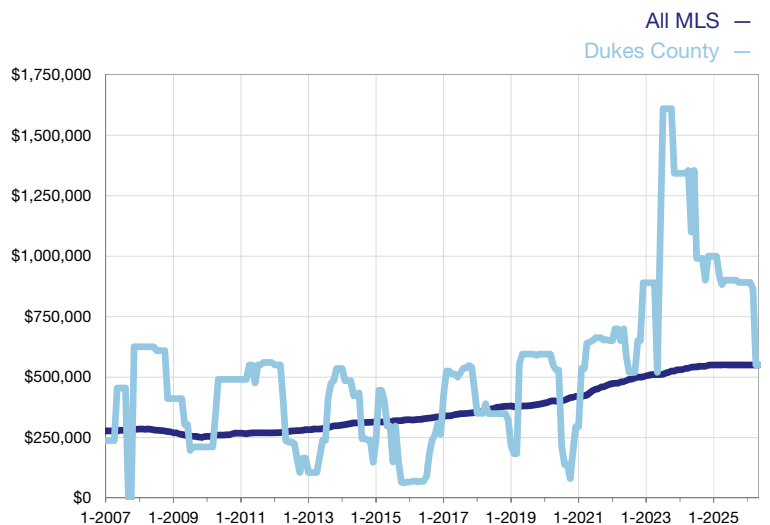
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	475	568	+ 19.6%	1,615	1,592	- 1.4%
Closed Sales	409	349	- 14.7%	1,360	1,228	- 9.7%
Median Sales Price*	\$775,000	\$807,000	+ 4.1%	\$726,000	\$750,000	+ 3.3%
Inventory of Homes for Sale	721	706	- 2.1%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	37	41	+ 10.8%
Percent of Original List Price Received*	103.3%	102.4%	- 0.9%	101.4%	100.4%	- 1.0%
New Listings	629	664	+ 5.6%	2,141	2,110	- 1.4%

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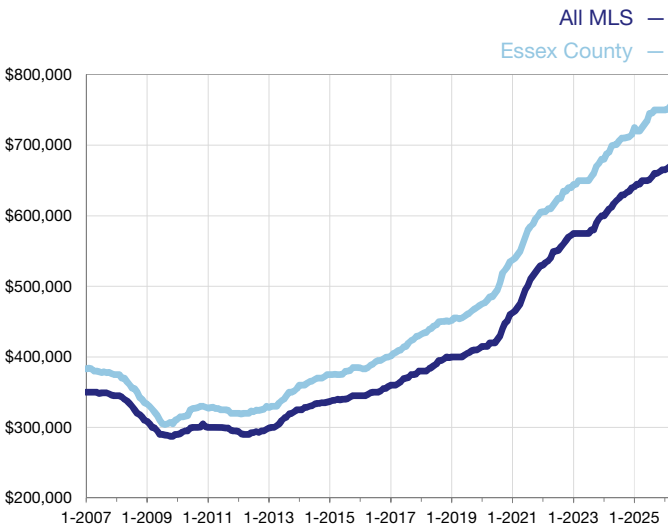
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	184	250	+ 35.9%	772	871	+ 12.8%
Closed Sales	175	177	+ 1.1%	686	678	- 1.2%
Median Sales Price*	\$480,000	\$475,000	- 1.0%	\$460,000	\$475,000	+ 3.3%
Inventory of Homes for Sale	360	423	+ 17.5%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	27	42	+ 55.6%	37	51	+ 37.8%
Percent of Original List Price Received*	100.8%	99.7%	- 1.1%	100.2%	98.7%	- 1.5%
New Listings	283	297	+ 4.9%	1,076	1,172	+ 8.9%

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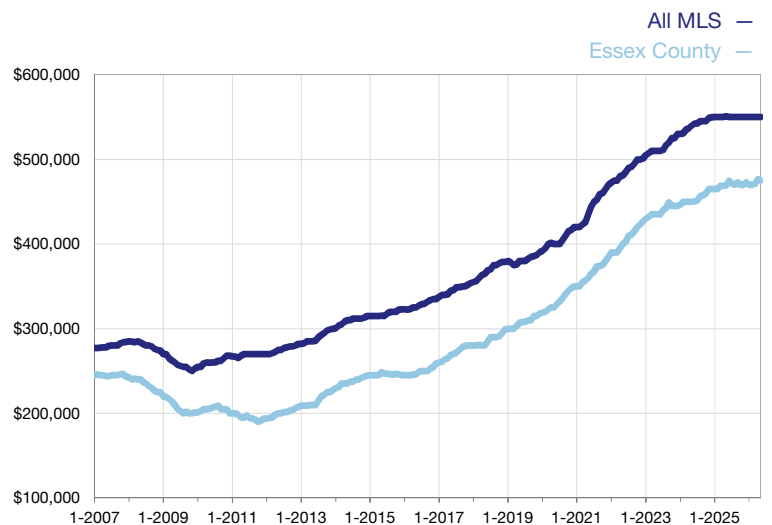
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Franklin County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	55	50	- 9.1%	193	177	- 8.3%
Closed Sales	50	36	- 28.0%	172	144	- 16.3%
Median Sales Price*	\$367,500	\$421,290	+ 14.6%	\$357,000	\$376,000	+ 5.3%
Inventory of Homes for Sale	106	73	- 31.1%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	52	58	+ 11.5%	62	65	+ 4.8%
Percent of Original List Price Received*	98.9%	99.6%	+ 0.7%	97.8%	97.8%	0.0%
New Listings	71	54	- 23.9%	231	207	- 10.4%

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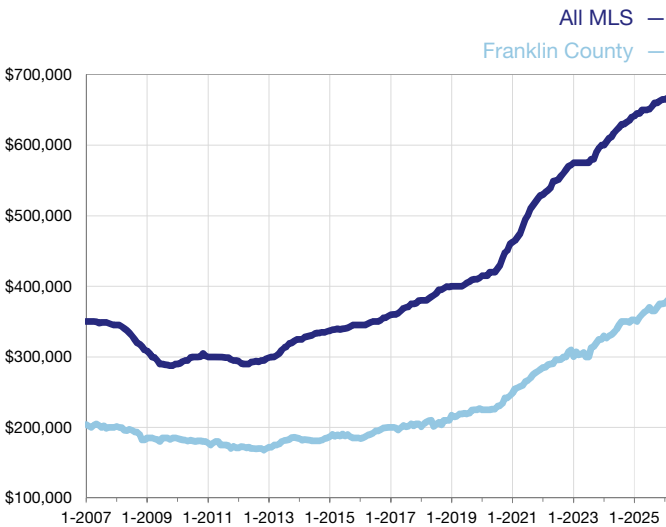
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	2	- 66.7%	20	10	- 50.0%
Closed Sales	5	5	0.0%	18	10	- 44.4%
Median Sales Price*	\$195,000	\$279,000	+ 43.1%	\$267,450	\$278,100	+ 4.0%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	3.1	3.0	- 3.2%	--	--	--
Cumulative Days on Market Until Sale	24	42	+ 75.0%	37	45	+ 21.6%
Percent of Original List Price Received*	100.5%	99.6%	- 0.9%	100.0%	98.3%	- 1.7%
New Listings	8	7	- 12.5%	24	16	- 33.3%

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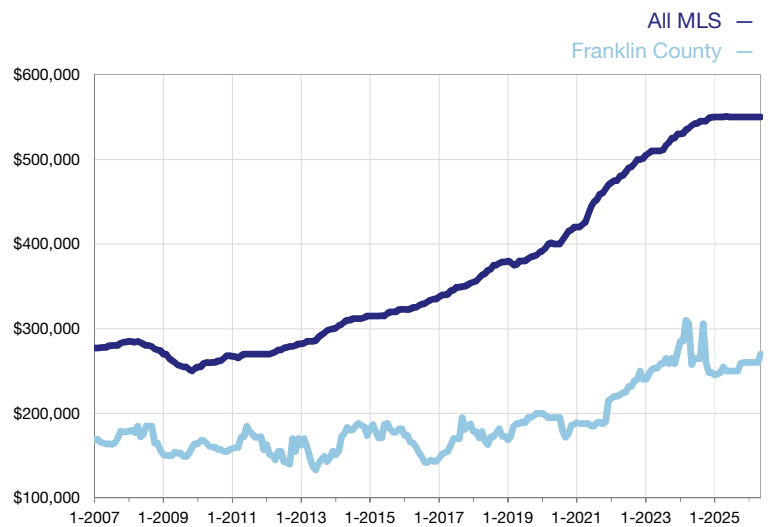
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	299	416	+ 39.1%	1,164	1,280	+ 10.0%
Closed Sales	242	258	+ 6.6%	1,028	1,006	- 2.1%
Median Sales Price*	\$350,000	\$360,000	+ 2.9%	\$330,000	\$350,000	+ 6.1%
Inventory of Homes for Sale	511	416	- 18.6%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	31	36	+ 16.1%	42	46	+ 9.5%
Percent of Original List Price Received*	102.0%	102.0%	0.0%	99.6%	99.8%	+ 0.2%
New Listings	377	402	+ 6.6%	1,418	1,482	+ 4.5%

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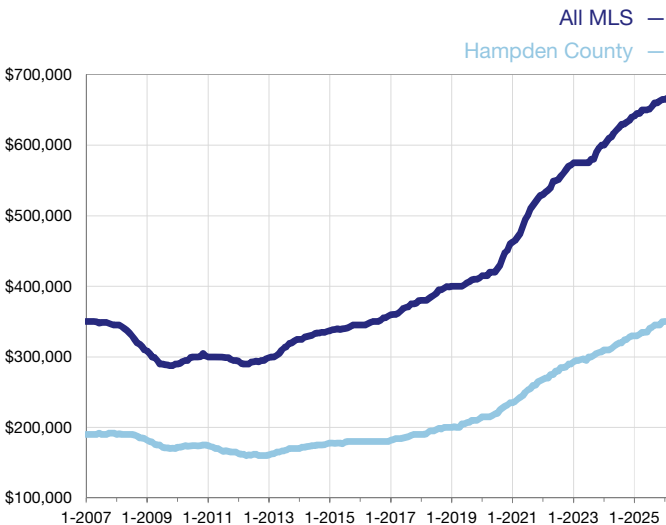
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	57	41	- 28.1%	195	195	0.0%
Closed Sales	41	44	+ 7.3%	179	175	- 2.2%
Median Sales Price*	\$225,000	\$263,000	+ 16.9%	\$225,000	\$245,000	+ 8.9%
Inventory of Homes for Sale	66	67	+ 1.5%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	38	71	+ 86.8%	49	71	+ 44.9%
Percent of Original List Price Received*	99.7%	99.8%	+ 0.1%	99.3%	98.3%	- 1.0%
New Listings	37	59	+ 59.5%	184	205	+ 11.4%

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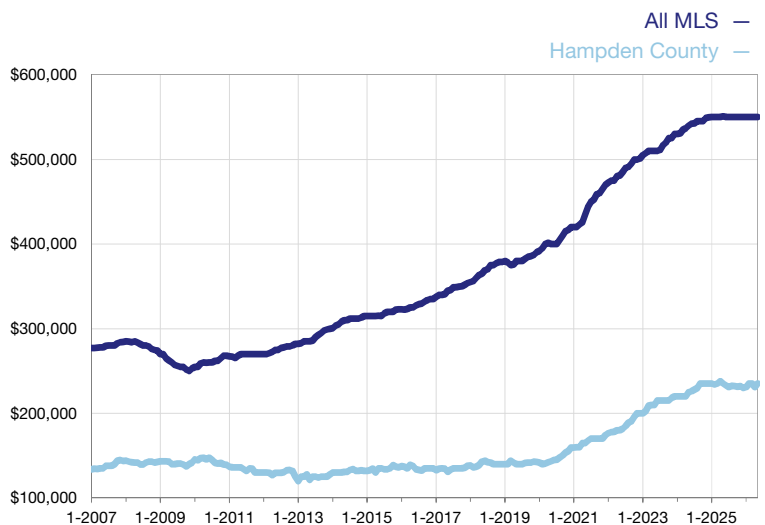
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Hampshire County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	109	158	+ 45.0%	365	394	+ 7.9%
Closed Sales	81	91	+ 12.3%	316	298	- 5.7%
Median Sales Price*	\$494,000	\$525,000	+ 6.3%	\$434,500	\$482,000	+ 10.9%
Inventory of Homes for Sale	201	162	- 19.4%	--	--	--
Months Supply of Inventory	2.6	2.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	39	43	+ 10.3%	49	56	+ 14.3%
Percent of Original List Price Received*	102.5%	101.1%	- 1.4%	100.1%	99.3%	- 0.8%
New Listings	148	181	+ 22.3%	476	492	+ 3.4%

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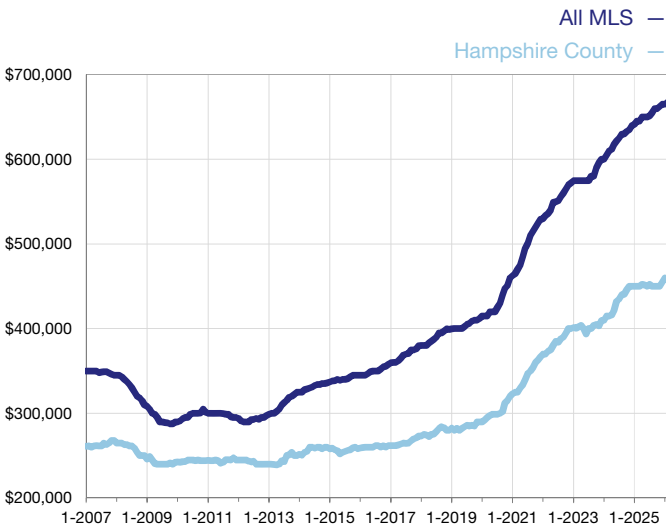
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	26	31	+ 19.2%	106	112	+ 5.7%
Closed Sales	25	30	+ 20.0%	95	89	- 6.3%
Median Sales Price*	\$365,400	\$365,000	- 0.1%	\$350,000	\$335,000	- 4.3%
Inventory of Homes for Sale	45	48	+ 6.7%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	40	44	+ 10.0%	49	60	+ 22.4%
Percent of Original List Price Received*	99.3%	102.5%	+ 3.2%	99.9%	100.0%	+ 0.1%
New Listings	34	37	+ 8.8%	125	146	+ 16.8%

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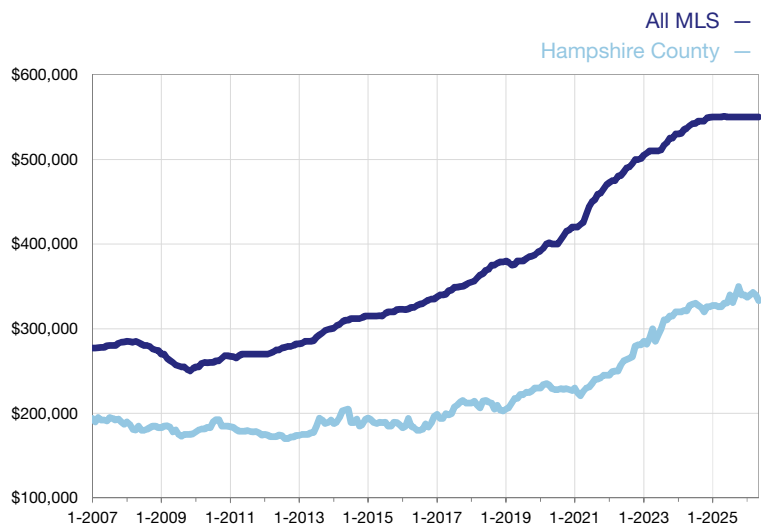
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2026

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Middlesex County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1,016	1,165	+ 14.7%	3,380	3,365	- 0.4%
Closed Sales	817	763	- 6.6%	2,665	2,512	- 5.7%
Median Sales Price*	\$938,000	\$930,000	- 0.9%	\$899,000	\$890,000	- 1.0%
Inventory of Homes for Sale	1,510	1,456	- 3.6%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--
Cumulative Days on Market Until Sale	26	28	+ 7.7%	34	42	+ 23.5%
Percent of Original List Price Received*	103.7%	103.0%	- 0.7%	102.5%	101.0%	- 1.5%
New Listings	1,287	1,303	+ 1.2%	4,633	4,536	- 2.1%

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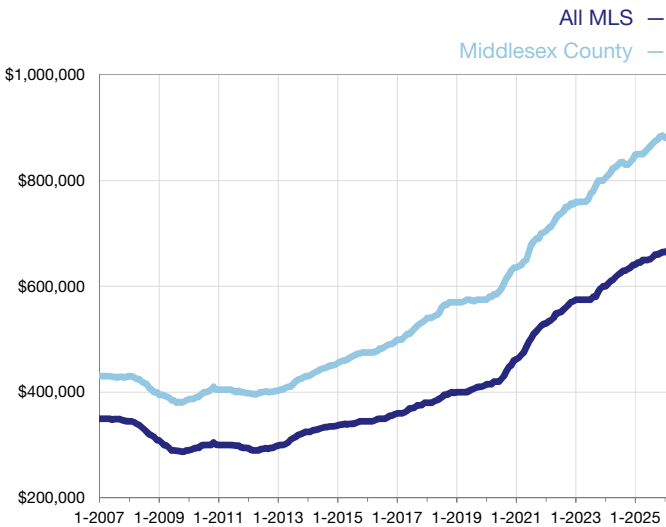
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	489	641	+ 31.1%	2,018	2,178	+ 7.9%
Closed Sales	500	496	- 0.8%	1,763	1,747	- 0.9%
Median Sales Price*	\$725,000	\$692,000	- 4.6%	\$680,000	\$660,000	- 2.9%
Inventory of Homes for Sale	952	1,018	+ 6.9%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale	31	38	+ 22.6%	39	50	+ 28.2%
Percent of Original List Price Received*	101.2%	100.3%	- 0.9%	100.6%	98.9%	- 1.7%
New Listings	665	700	+ 5.3%	2,804	2,988	+ 6.6%

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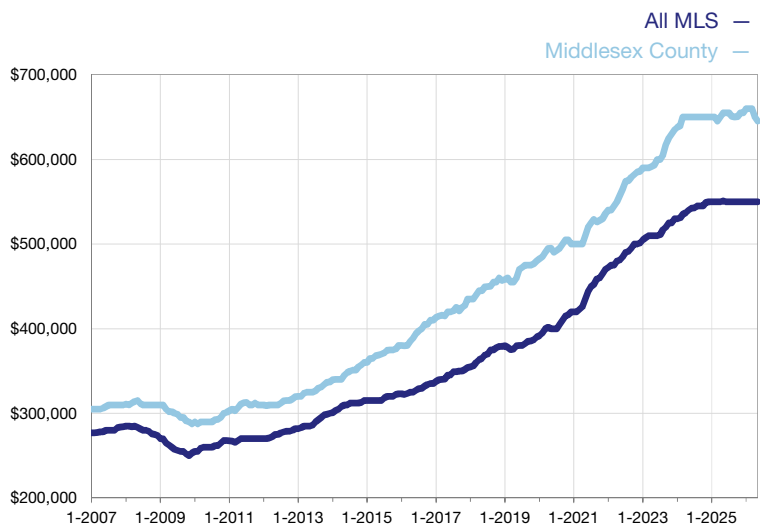
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Nantucket County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	0	0	--	3	1	- 66.7%
Median Sales Price*	\$0	\$0	--	\$3,100,000	\$3,710,000	+ 19.7%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	4.6	7.8	+ 69.6%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	264	22	- 91.7%
Percent of Original List Price Received*	0.0%	0.0%	--	90.3%	102.2%	+ 13.2%
New Listings	1	0	- 100.0%	14	8	- 42.9%

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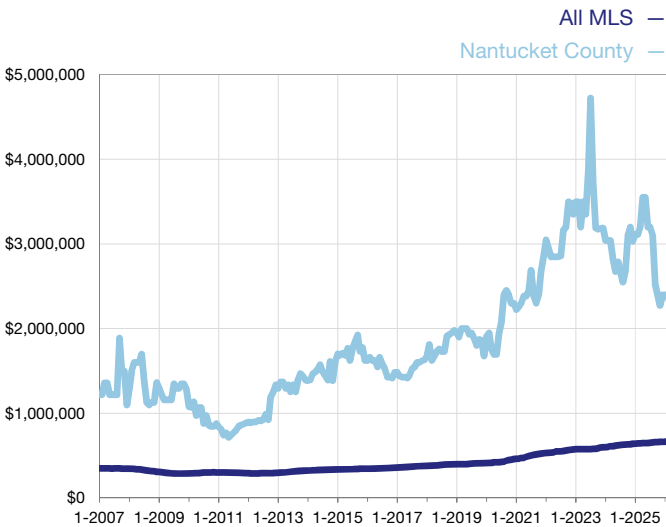
Condominium Properties

Key Metrics	May			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.

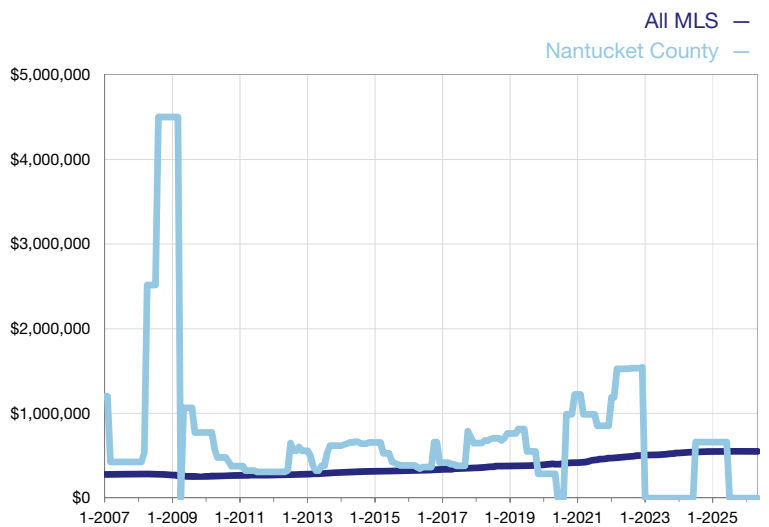
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	554	608	+ 9.7%	1,803	1,749	- 3.0%
Closed Sales	442	367	- 17.0%	1,431	1,274	- 11.0%
Median Sales Price*	\$852,500	\$870,000	+ 2.1%	\$800,000	\$830,000	+ 3.8%
Inventory of Homes for Sale	880	756	- 14.1%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	27	30	+ 11.1%	37	42	+ 13.5%
Percent of Original List Price Received*	102.8%	102.7%	- 0.1%	101.2%	100.4%	- 0.8%
New Listings	715	686	- 4.1%	2,497	2,386	- 4.4%

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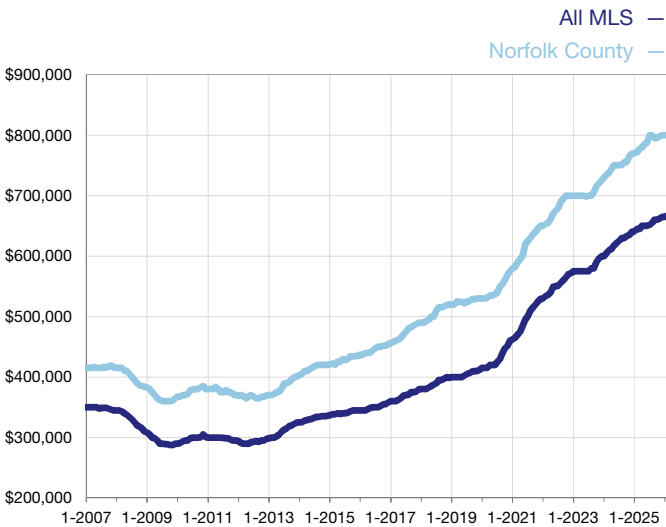
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	204	255	+ 25.0%	792	886	+ 11.9%
Closed Sales	182	185	+ 1.6%	644	662	+ 2.8%
Median Sales Price*	\$590,000	\$605,000	+ 2.5%	\$550,000	\$577,500	+ 5.0%
Inventory of Homes for Sale	459	452	- 1.5%	--	--	--
Months Supply of Inventory	3.0	2.7	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	31	41	+ 32.3%	42	48	+ 14.3%
Percent of Original List Price Received*	100.7%	99.6%	- 1.1%	99.7%	98.9%	- 0.8%
New Listings	249	304	+ 22.1%	1,182	1,316	+ 11.3%

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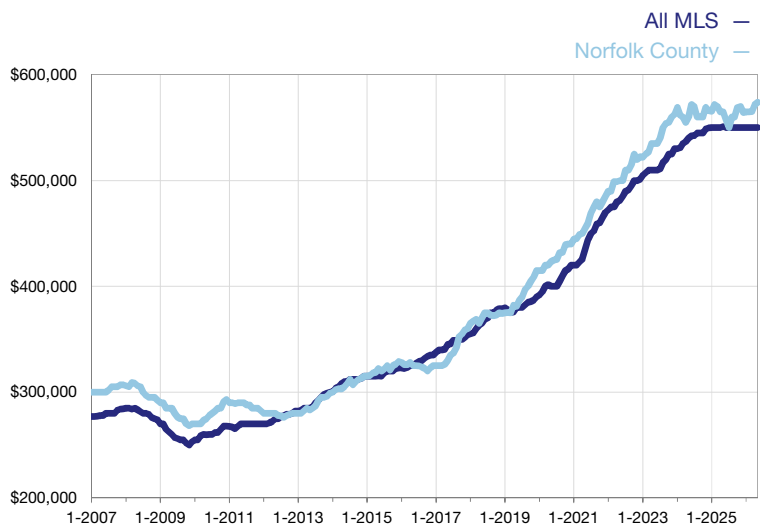
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	438	590	+ 34.7%	1,617	1,700	+ 5.1%
Closed Sales	386	352	- 8.8%	1,402	1,288	- 8.1%
Median Sales Price*	\$650,000	\$680,000	+ 4.6%	\$628,250	\$670,000	+ 6.6%
Inventory of Homes for Sale	909	793	- 12.8%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	36	43	+ 19.4%	47	51	+ 8.5%
Percent of Original List Price Received*	100.7%	100.5%	- 0.2%	99.6%	99.1%	- 0.5%
New Listings	627	656	+ 4.6%	2,216	2,218	+ 0.1%

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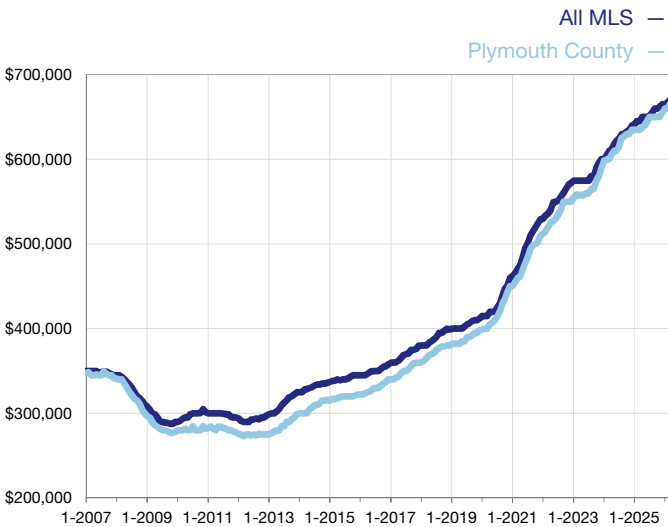
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	84	126	+ 50.0%	395	429	+ 8.6%
Closed Sales	101	72	- 28.7%	355	342	- 3.7%
Median Sales Price*	\$501,000	\$537,500	+ 7.3%	\$472,000	\$499,450	+ 5.8%
Inventory of Homes for Sale	210	245	+ 16.7%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	34	48	+ 41.2%	53	56	+ 5.7%
Percent of Original List Price Received*	99.9%	100.3%	+ 0.4%	99.3%	99.4%	+ 0.1%
New Listings	93	153	+ 64.5%	524	584	+ 11.5%

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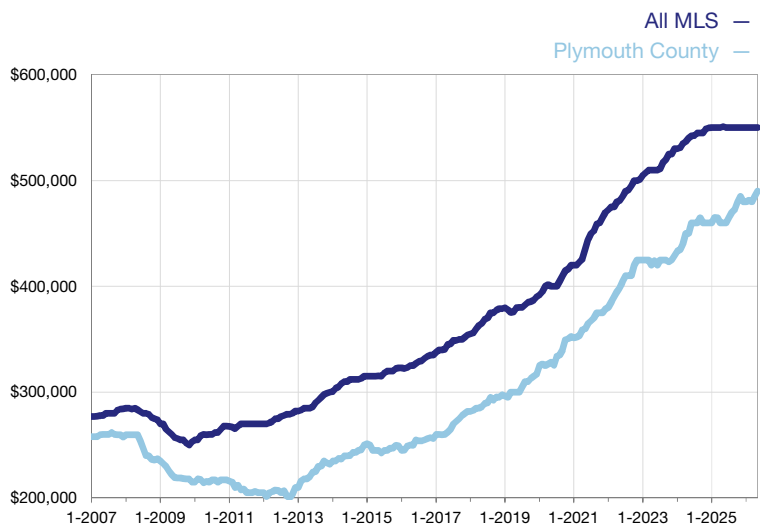
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	110	128	+ 16.4%	377	394	+ 4.5%
Closed Sales	95	97	+ 2.1%	307	309	+ 0.7%
Median Sales Price*	\$803,000	\$845,000	+ 5.2%	\$830,000	\$775,000	- 6.6%
Inventory of Homes for Sale	266	248	- 6.8%	--	--	--
Months Supply of Inventory	3.2	2.8	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	39	39	0.0%	47	47	0.0%
Percent of Original List Price Received*	103.9%	100.7%	- 3.1%	100.6%	99.0%	- 1.6%
New Listings	162	191	+ 17.9%	605	598	- 1.2%

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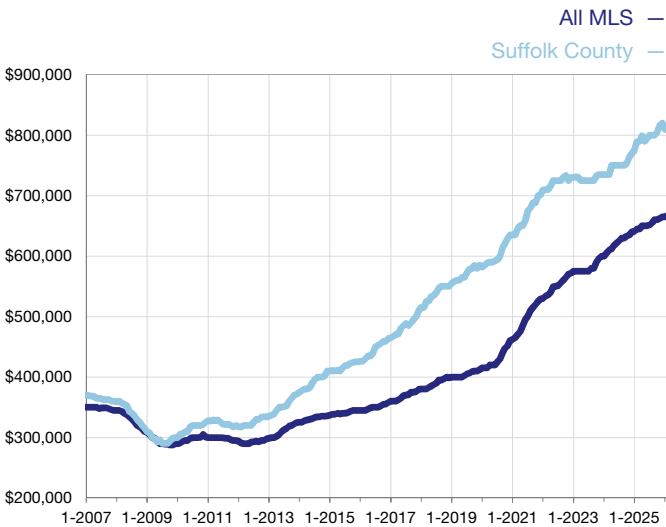
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	456	544	+ 19.3%	1,798	1,818	+ 1.1%
Closed Sales	413	393	- 4.8%	1,454	1,391	- 4.3%
Median Sales Price*	\$747,000	\$765,000	+ 2.4%	\$750,000	\$749,000	- 0.1%
Inventory of Homes for Sale	1,755	1,714	- 2.3%	--	--	--
Months Supply of Inventory	5.4	5.3	- 1.9%	--	--	--
Cumulative Days on Market Until Sale	43	47	+ 9.3%	58	64	+ 10.3%
Percent of Original List Price Received*	98.8%	98.8%	0.0%	97.9%	97.5%	- 0.4%
New Listings	717	798	+ 11.3%	3,316	3,464	+ 4.5%

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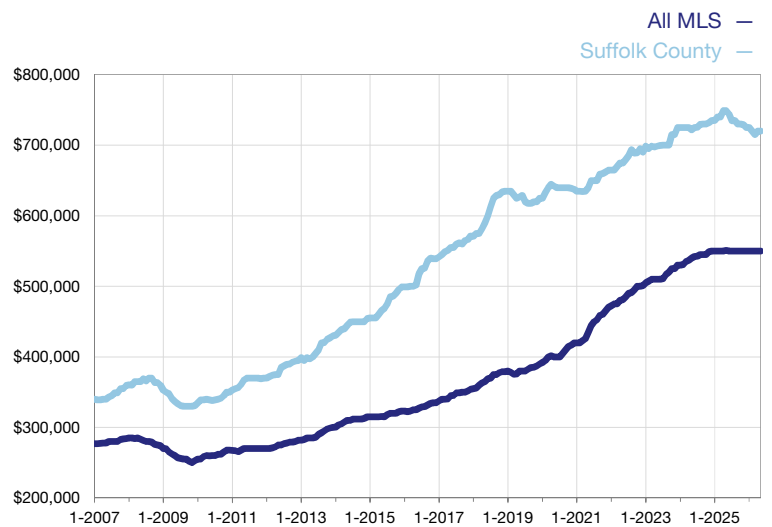
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	578	832	+ 43.9%	2,219	2,319	+ 4.5%
Closed Sales	528	475	- 10.0%	1,937	1,778	- 8.2%
Median Sales Price*	\$525,000	\$522,000	- 0.6%	\$489,000	\$510,000	+ 4.3%
Inventory of Homes for Sale	1,139	1,058	- 7.1%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--
Cumulative Days on Market Until Sale	34	37	+ 8.8%	42	51	+ 21.4%
Percent of Original List Price Received*	101.2%	100.4%	- 0.8%	99.6%	98.8%	- 0.8%
New Listings	879	892	+ 1.5%	2,991	3,037	+ 1.5%

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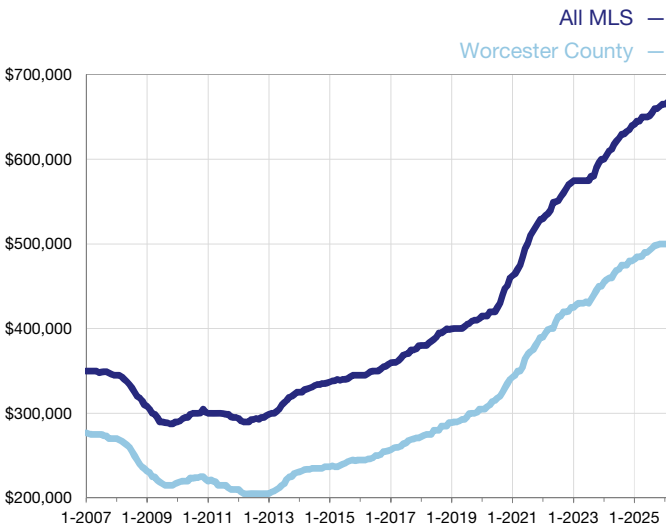
Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	154	204	+ 32.5%	597	647	+ 8.4%
Closed Sales	128	138	+ 7.8%	554	495	- 10.6%
Median Sales Price*	\$404,500	\$380,000	- 6.1%	\$399,948	\$376,875	- 5.8%
Inventory of Homes for Sale	303	299	- 1.3%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	29	43	+ 48.3%	41	54	+ 31.7%
Percent of Original List Price Received*	101.1%	99.2%	- 1.9%	99.7%	98.5%	- 1.2%
New Listings	205	206	+ 0.5%	798	864	+ 8.3%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

