Local Market Update – October 2026

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

Berkshire REALTORS And Multiple Listing Service, Inc.

Berkshire County Board of REALTORS®

- 17.6%	0.0%	- 9.9%
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	144	**105**	- 27.1%	1,264	**1,202**	- 4.9%
Closed Sales	166	**140**	- 15.7%	1,201	**1,165**	- 3.0%
Median Sales Price*	$395,000	**$420,000**	+ 6.3%	$354,000	**$370,500**	+ 4.7%
Inventory of Homes for Sale	609	**554**	- 9.0%	--	--	--
Months Supply of Inventory	4.9	**4.6**	- 6.4%	--	--	--
Cumulative Days on Market Until Sale	92	**89**	- 2.9%	89	**98**	+ 10.6%
Percent of Original List Price Received*	94.3%	**94.1%**	- 0.1%	95.5%	**95.5%**	+ 0.0%
New Listings	153	**137**	- 10.5%	1,835	**1,725**	- 6.0%

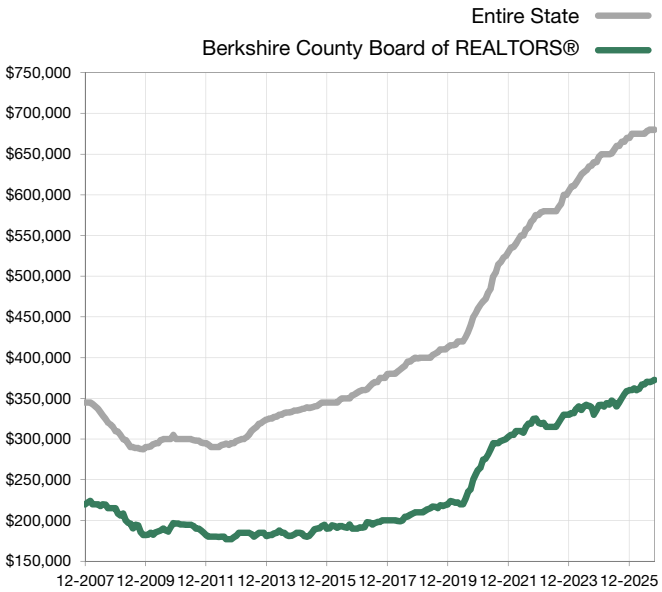
Condominium Properties

	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	14	**11**	- 21.4%	168	**125**	- 25.6%
Closed Sales	27	**19**	- 29.6%	163	**128**	- 21.5%
Median Sales Price*	$495,000	**$233,000**	- 52.9%	$385,000	**$338,750**	- 12.0%
Inventory of Homes for Sale	91	**77**	- 15.4%	--	--	--
Months Supply of Inventory	5.8	**5.9**	+ 2.0%	--	--	--
Cumulative Days on Market Until Sale	72	**137**	+ 91.3%	95	**147**	+ 55.4%
Percent of Original List Price Received*	97.4%	**87.1%**	- 10.6%	96.6%	**93.2%**	- 3.5%
New Listings	13	**20**	+ 53.8%	232	**188**	- 19.0%

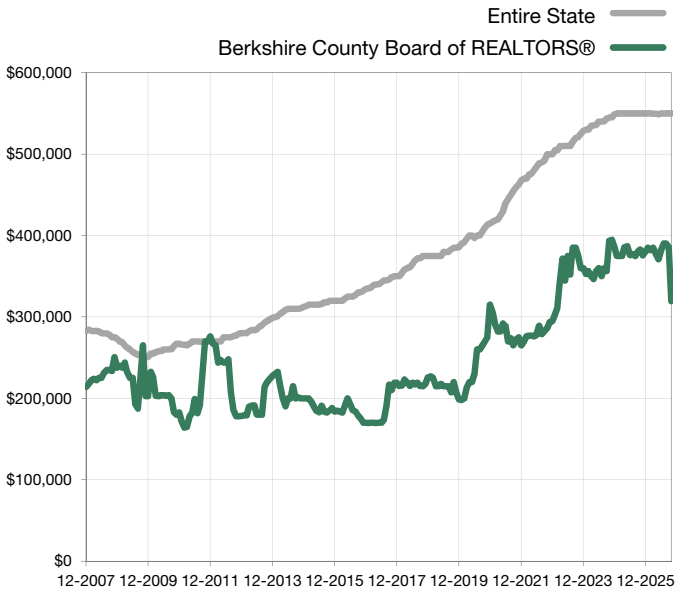
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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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.

Local Market Update – October 2026

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

CAPE COD & ISLANDS ASSOCIATION OF REALTORS®

Cape Cod & Islands Association of REALTORS®, Inc.

- 40.8%	+ 2.0%	+ 1.9%
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	574	**362**	- 36.9%	5,021	**4,870**	- 3.0%
Closed Sales	677	**390**	- 42.4%	4,773	**4,541**	- 4.9%
Median Sales Price*	$821,925	**$855,000**	+ 4.0%	$770,000	**$793,250**	+ 3.0%
Inventory of Homes for Sale	1,840	**1,888**	+ 2.6%	--	--	--
Months Supply of Inventory	3.8	**4.1**	+ 7.9%	--	--	--
Cumulative Days on Market Until Sale	57	**60**	+ 5.3%	58	**55**	- 5.3%
Percent of Original List Price Received*	95.8%	**95.4%**	- 0.4%	95.7%	**95.9%**	+ 0.2%
New Listings	712	**450**	- 36.8%	6,919	**6,761**	- 2.3%

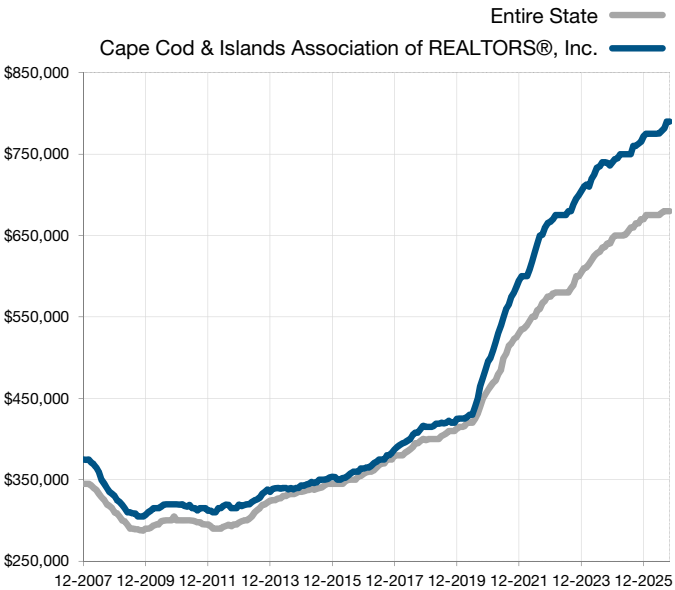
Condominium Properties

	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	151	**78**	- 48.3%	1,334	**1,227**	- 8.0%
Closed Sales	156	**103**	- 34.0%	1,234	**1,212**	- 1.8%
Median Sales Price*	$575,000	**$643,000**	+ 11.8%	$495,000	**$500,000**	+ 1.0%
Inventory of Homes for Sale	563	**561**	- 0.4%	--	--	--
Months Supply of Inventory	4.5	**4.7**	+ 2.7%	--	--	--
Cumulative Days on Market Until Sale	62	**68**	+ 10.6%	67	**66**	- 2.5%
Percent of Original List Price Received*	95.1%	**95.8%**	+ 0.7%	95.8%	**95.5%**	- 0.3%
New Listings	192	**111**	- 42.2%	1,902	**1,816**	- 4.5%

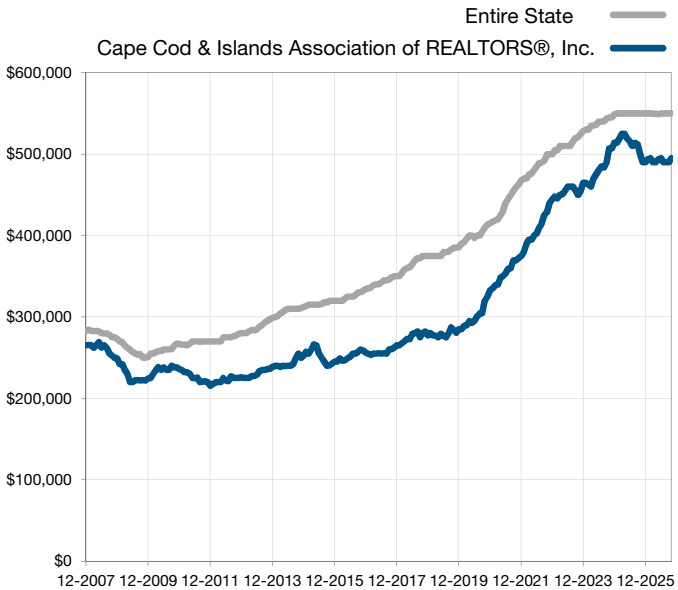
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – October 2026

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

REALTOR® Association of Central Massachusetts

- 12.9%	+ 0.6%	+ 3.2%
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

	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	404	**457**	+ 13.1%	3,870	**3,975**	+ 2.7%
Closed Sales	454	**426**	- 6.2%	3,784	**3,812**	+ 0.7%
Median Sales Price*	$520,000	**$499,450**	- 4.0%	$530,000	**$540,000**	+ 1.9%
Inventory of Homes for Sale	1,113	**1,084**	- 2.6%	--	--	--
Months Supply of Inventory	2.9	**2.9**	- 1.6%	--	--	--
Cumulative Days on Market Until Sale	39	**43**	+ 9.5%	36	**42**	+ 15.5%
Percent of Original List Price Received*	99.1%	**98.1%**	- 1.0%	99.8%	**99.4%**	- 0.4%
New Listings	567	**593**	+ 4.6%	5,315	**5,589**	+ 5.2%

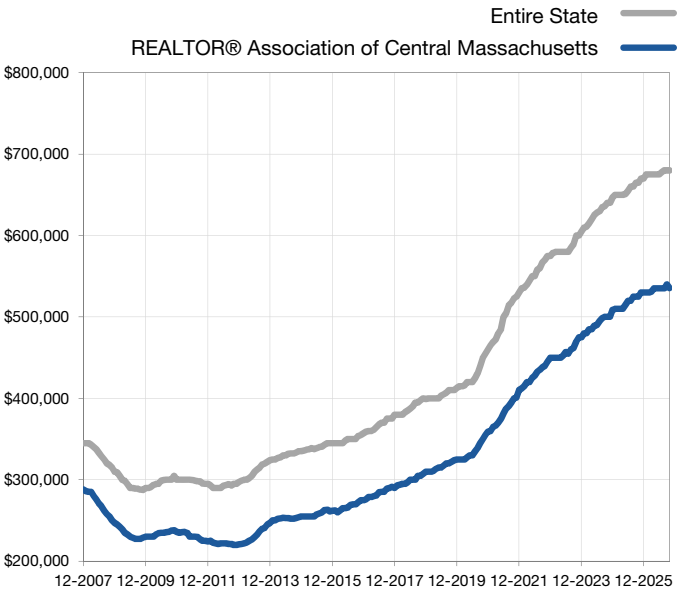
Condominium Properties

	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	114	**101**	- 11.4%	1,171	**1,105**	- 5.6%
Closed Sales	136	**88**	- 35.3%	1,131	**1,071**	- 5.3%
Median Sales Price*	$386,000	**$477,500**	+ 23.7%	$410,000	**$410,000**	0.0%
Inventory of Homes for Sale	311	**385**	+ 23.8%	--	--	--
Months Supply of Inventory	2.7	**3.5**	+ 27.9%	--	--	--
Cumulative Days on Market Until Sale	44	**45**	+ 1.6%	39	**46**	+ 15.8%
Percent of Original List Price Received*	98.4%	**98.0%**	- 0.5%	99.2%	**98.5%**	- 0.7%
New Listings	169	**176**	+ 4.1%	1,580	**1,700**	+ 7.6%

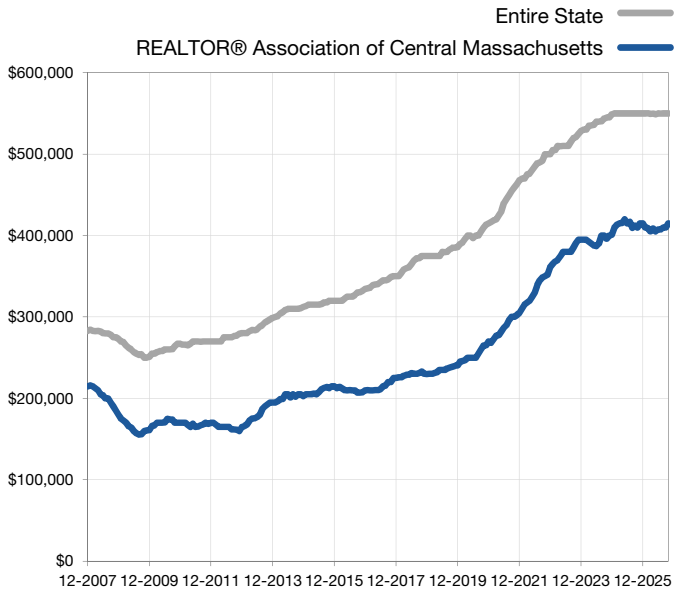
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – October 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

- 1.2%	+ 1.8%	- 1.5%
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

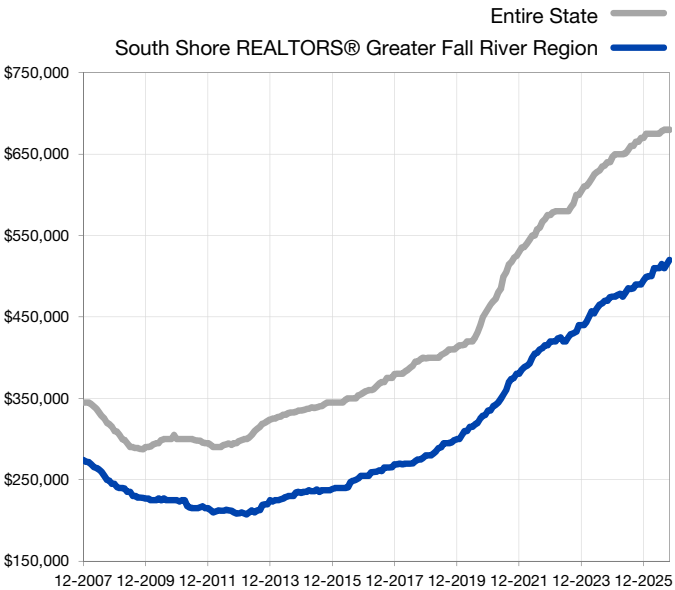
Single-Family Properties	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	60	**72**	+ 20.0%	661	**668**	+ 1.1%
Closed Sales	77	**74**	- 3.9%	646	**648**	+ 0.3%
Median Sales Price*	$495,000	**$499,500**	+ 0.9%	$495,000	**$525,000**	+ 6.1%
Inventory of Homes for Sale	186	**203**	+ 9.1%	--	--	--
Months Supply of Inventory	2.8	**3.2**	+ 14.0%	--	--	--
Cumulative Days on Market Until Sale	44	**55**	+ 25.9%	46	**50**	+ 8.9%
Percent of Original List Price Received*	98.5%	**97.0%**	- 1.4%	98.7%	**98.2%**	- 0.5%
New Listings	94	**90**	- 4.3%	841	**952**	+ 13.2%

Condominium Properties	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	10	**7**	- 30.0%	95	**116**	+ 22.1%
Closed Sales	8	**10**	+ 25.0%	90	**113**	+ 25.6%
Median Sales Price*	$401,000	**$266,150**	- 33.6%	$329,000	**$355,000**	+ 7.9%
Inventory of Homes for Sale	73	**52**	- 28.8%	--	--	--
Months Supply of Inventory	8.5	**4.7**	- 45.2%	--	--	--
Cumulative Days on Market Until Sale	63	**45**	- 28.3%	63	**87**	+ 39.5%
Percent of Original List Price Received*	97.6%	**95.5%**	- 2.2%	97.0%	**96.3%**	- 0.7%
New Listings	18	**11**	- 38.9%	176	**173**	- 1.7%

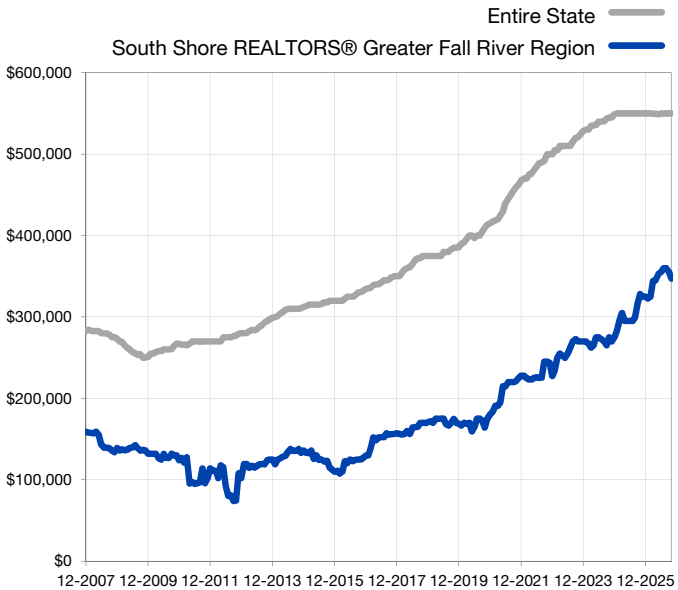
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – October 2026

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

North Central Massachusetts Association of REALTORS®

- 21.6%	+ 1.1%	+ 9.6%
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	185	**175**	- 5.4%	1,781	**1,727**	- 3.0%
Closed Sales	197	**159**	- 19.3%	1,724	**1,673**	- 3.0%
Median Sales Price*	$465,000	**$479,900**	+ 3.2%	$475,000	**$490,000**	+ 3.2%
Inventory of Homes for Sale	491	**513**	+ 4.5%	--	--	--
Months Supply of Inventory	2.8	**3.1**	+ 8.1%	--	--	--
Cumulative Days on Market Until Sale	39	**40**	+ 2.3%	39	**46**	+ 17.9%
Percent of Original List Price Received*	99.4%	**97.1%**	- 2.3%	99.8%	**99.3%**	- 0.5%
New Listings	255	**255**	0.0%	2,353	**2,410**	+ 2.4%

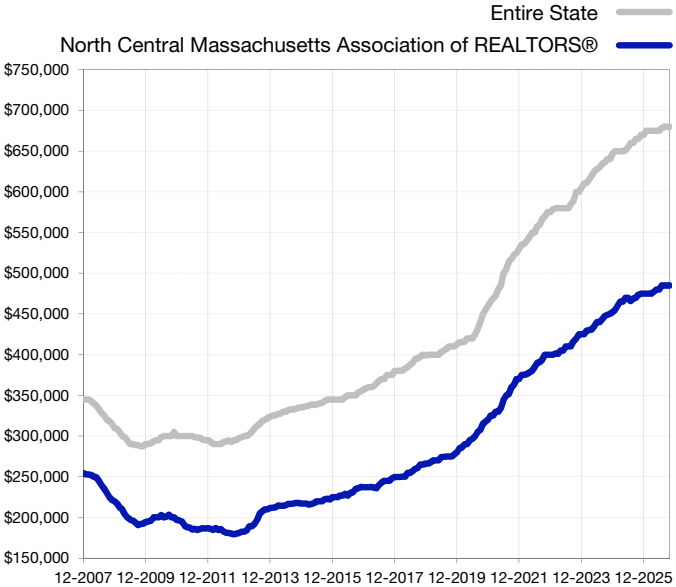
Condominium Properties

	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	33	**22**	- 33.3%	305	**285**	- 6.6%
Closed Sales	25	**15**	- 40.0%	302	**279**	- 7.6%
Median Sales Price*	$375,000	**$350,000**	- 6.7%	$345,000	**$347,500**	+ 0.7%
Inventory of Homes for Sale	74	**106**	+ 43.2%	--	--	--
Months Supply of Inventory	2.5	**3.8**	+ 49.6%	--	--	--
Cumulative Days on Market Until Sale	42	**57**	+ 35.3%	41	**48**	+ 17.3%
Percent of Original List Price Received*	100.7%	**95.5%**	- 5.2%	100.1%	**99.1%**	- 1.0%
New Listings	41	**51**	+ 24.4%	372	**416**	+ 11.8%

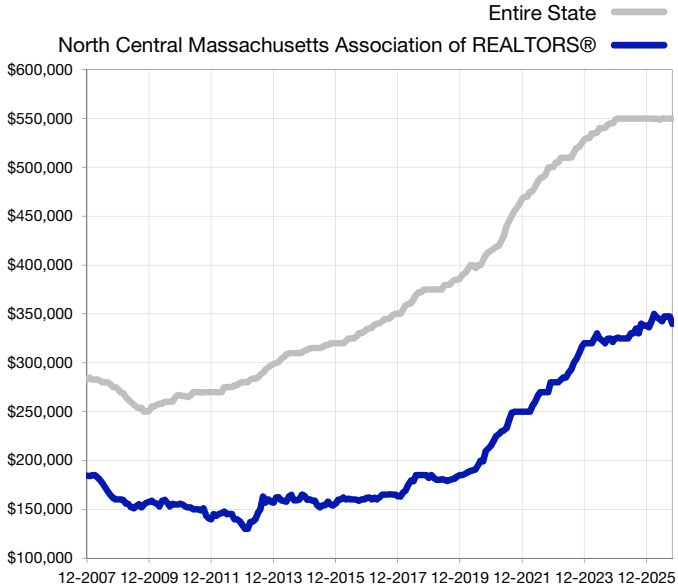
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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

NORTHEAST ASSOCIATION OF REALTORS®

Northeast Association of REALTORS®

- 6.5%	- 2.2%	+ 10.5%
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

	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	252	**270**	+ 7.1%	2,307	**2,278**	- 1.3%
Closed Sales	249	**243**	- 2.4%	2,207	**2,175**	- 1.4%
Median Sales Price*	$695,000	**$680,000**	- 2.2%	$715,000	**$715,000**	0.0%
Inventory of Homes for Sale	438	**501**	+ 14.4%	--	--	--
Months Supply of Inventory	2.0	**2.3**	+ 16.6%	--	--	--
Cumulative Days on Market Until Sale	35	**36**	+ 3.9%	30	**33**	+ 11.9%
Percent of Original List Price Received*	99.7%	**98.7%**	- 1.0%	101.7%	**101.3%**	- 0.4%
New Listings	299	**301**	+ 0.7%	2,854	**2,961**	+ 3.7%

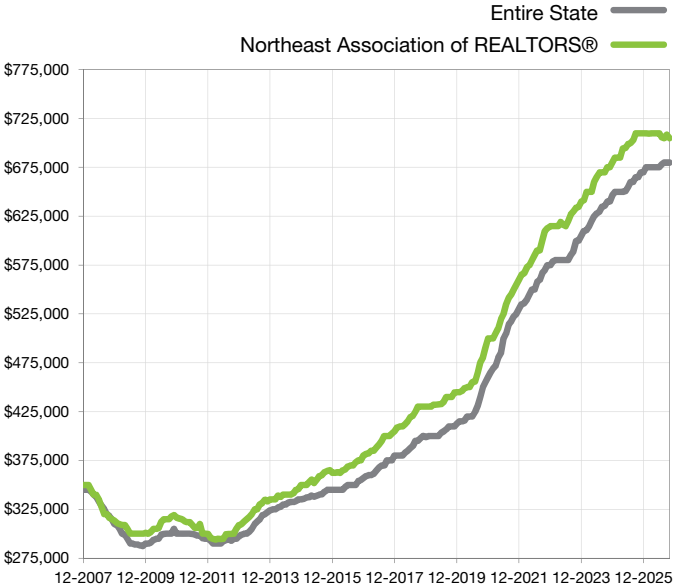
Condominium Properties

	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	93	**96**	+ 3.2%	965	**1,006**	+ 4.2%
Closed Sales	104	**87**	- 16.3%	939	**972**	+ 3.5%
Median Sales Price*	$405,000	**$402,000**	- 0.7%	$415,000	**$425,000**	+ 2.4%
Inventory of Homes for Sale	241	**249**	+ 3.3%	--	--	--
Months Supply of Inventory	2.6	**2.6**	+ 1.4%	--	--	--
Cumulative Days on Market Until Sale	44	**33**	- 25.7%	34	**44**	+ 28.4%
Percent of Original List Price Received*	98.6%	**98.2%**	- 0.4%	100.2%	**98.6%**	- 1.6%
New Listings	146	**109**	- 25.3%	1,248	**1,324**	+ 6.1%

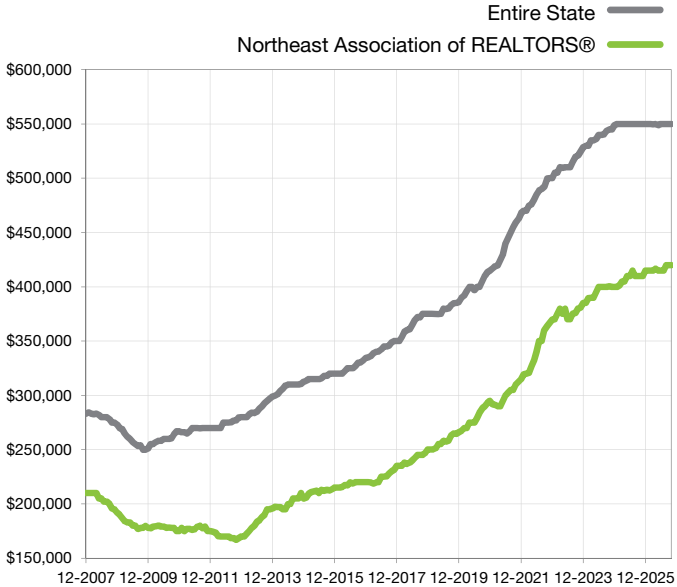
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – October 2026

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

NORTH SHORE REALTORS®

North Shore REALTORS®

- 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

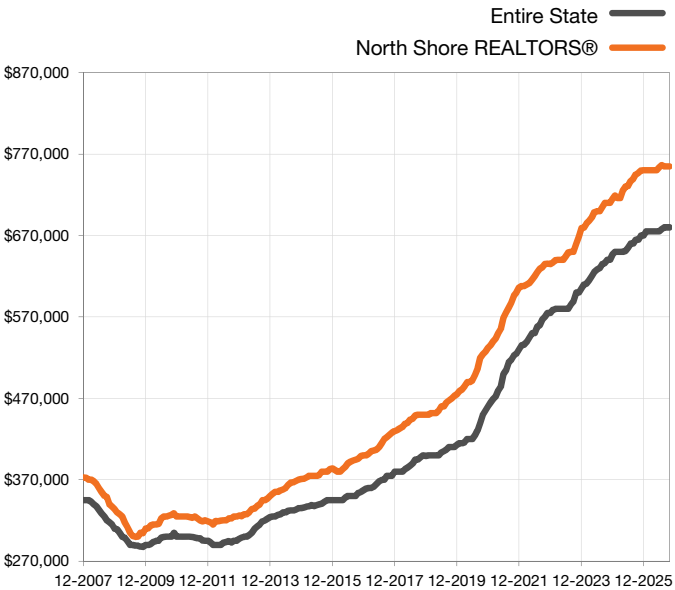
Single-Family Properties	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	346	**364**	+ 5.2%	2,893	**2,923**	+ 1.0%
Closed Sales	335	**305**	- 9.0%	2,752	**2,749**	- 0.1%
Median Sales Price*	$745,000	**$749,000**	+ 0.5%	$750,500	**$765,000**	+ 1.9%
Inventory of Homes for Sale	674	**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%

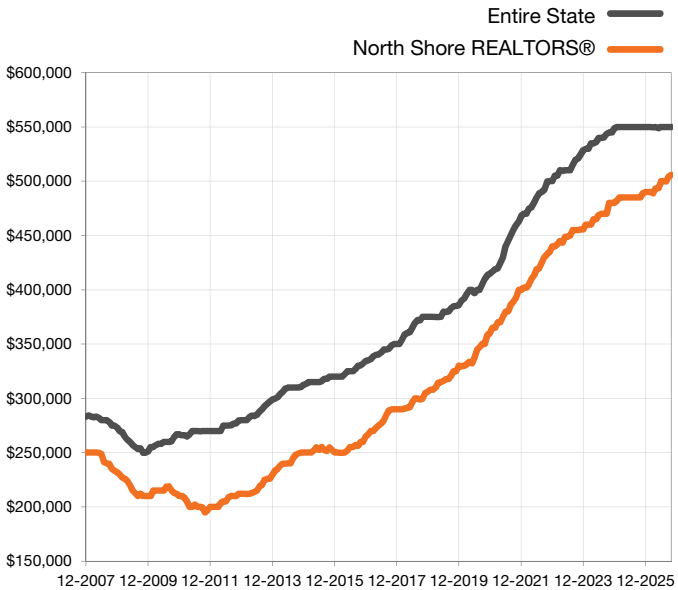
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – October 2026

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

REALTOR® Association of Pioneer Valley

- 6.0%	0.0%	+ 12.2%
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

	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	430	**435**	+ 1.2%	3,904	**3,998**	+ 2.4%
Closed Sales	442	**419**	- 5.2%	3,754	**3,829**	+ 2.0%
Median Sales Price*	$379,950	**$389,450**	+ 2.5%	$370,000	**$380,000**	+ 2.7%
Inventory of Homes for Sale	953	**1,068**	+ 12.1%	--	--	--
Months Supply of Inventory	2.5	**2.8**	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale	41	**42**	+ 2.3%	39	**41**	+ 6.6%
Percent of Original List Price Received*	99.3%	**99.2%**	- 0.1%	100.3%	**100.1%**	- 0.2%
New Listings	532	**536**	+ 0.8%	4,862	**5,245**	+ 7.9%

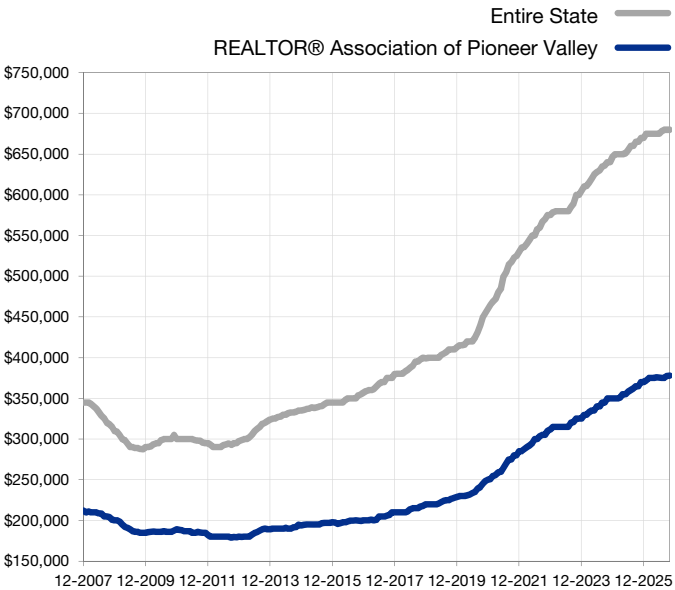
Condominium Properties

	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	58	**75**	+ 29.3%	659	**656**	- 0.5%
Closed Sales	73	**65**	- 11.0%	664	**621**	- 6.5%
Median Sales Price*	$290,000	**$285,000**	- 1.7%	$263,250	**$280,000**	+ 6.4%
Inventory of Homes for Sale	164	**185**	+ 12.8%	--	--	--
Months Supply of Inventory	2.5	**3.0**	+ 23.3%	--	--	--
Cumulative Days on Market Until Sale	37	**59**	+ 60.3%	43	**55**	+ 27.9%
Percent of Original List Price Received*	100.2%	**98.4%**	- 1.8%	99.9%	**99.1%**	- 0.8%
New Listings	93	**77**	- 17.2%	744	**849**	+ 14.1%

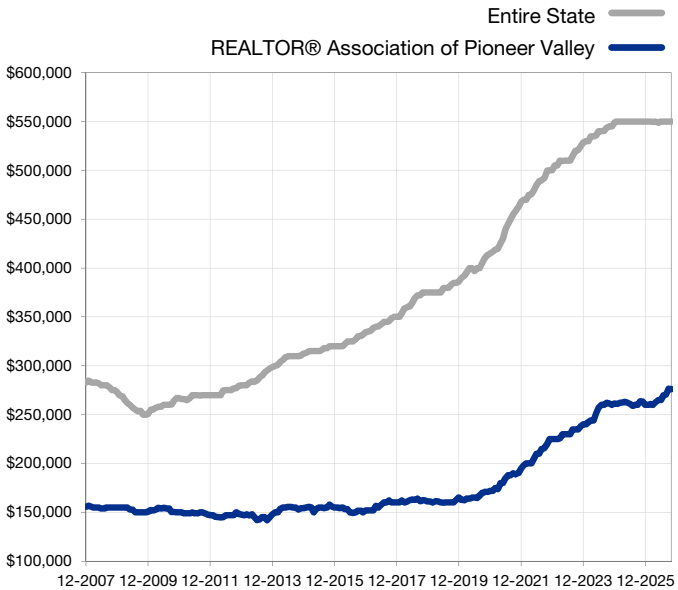
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.

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Local Market Update – October 2026

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

Realtor® Association of Southeastern Massachusetts

- 16.8%	- 3.9%	+ 14.4%
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

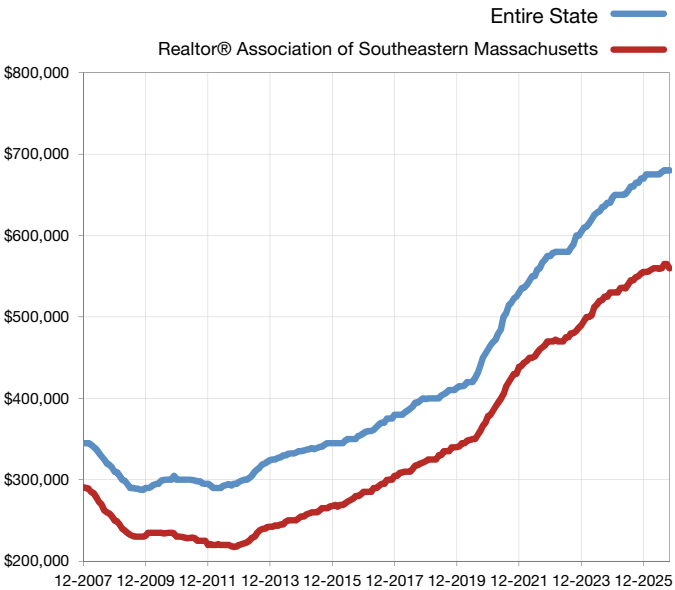
Single-Family Properties	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	303	**293**	- 3.3%	2,862	**2,847**	- 0.5%
Closed Sales	330	**266**	- 19.4%	2,806	**2,735**	- 2.5%
Median Sales Price*	$589,950	**$575,000**	- 2.5%	$559,000	**$565,000**	+ 1.1%
Inventory of Homes for Sale	797	**905**	+ 13.6%	--	--	--
Months Supply of Inventory	2.8	**3.3**	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	43	**51**	+ 17.9%	41	**45**	+ 9.1%
Percent of Original List Price Received*	98.6%	**97.7%**	- 0.9%	99.5%	**99.2%**	- 0.3%
New Listings	377	**405**	+ 7.4%	3,760	**3,975**	+ 5.7%

Condominium Properties	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	75	**61**	- 18.7%	591	**555**	- 6.1%
Closed Sales	57	**56**	- 1.8%	532	**544**	+ 2.3%
Median Sales Price*	$390,000	**$377,500**	- 3.2%	$388,250	**$395,000**	+ 1.7%
Inventory of Homes for Sale	146	**174**	+ 19.2%	--	--	--
Months Supply of Inventory	2.7	**3.1**	+ 15.0%	--	--	--
Cumulative Days on Market Until Sale	46	**56**	+ 22.3%	45	**47**	+ 3.8%
Percent of Original List Price Received*	100.9%	**99.1%**	- 1.8%	100.0%	**99.5%**	- 0.4%
New Listings	81	**75**	- 7.4%	753	**798**	+ 6.0%

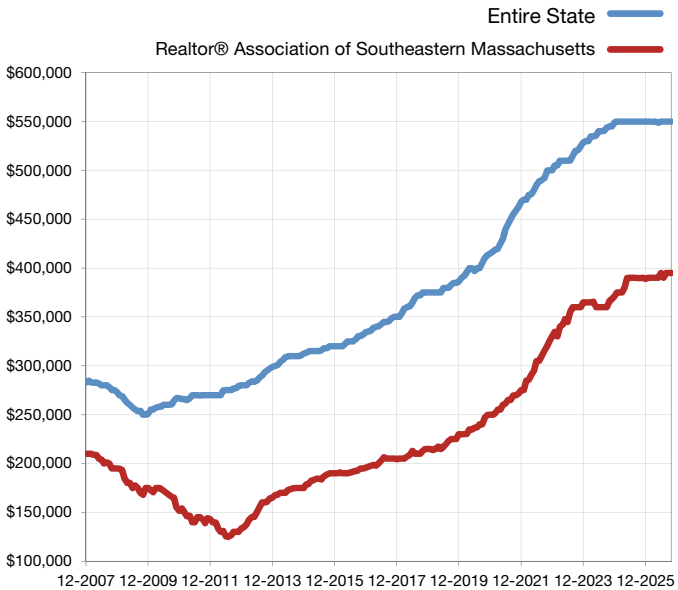
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – October 2026

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

South Shore Realtors®
Resources. Relationships. Results.

South Shore REALTORS®

- 2.7%	+ 2.2%	+ 7.6%
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	452	**408**	- 9.7%	3,760	**3,772**	+ 0.3%
Closed Sales	402	**383**	- 4.7%	3,533	**3,646**	+ 3.2%
Median Sales Price*	$710,000	**$736,500**	+ 3.7%	$710,000	**$732,500**	+ 3.2%
Inventory of Homes for Sale	889	**935**	+ 5.2%	--	--	--
Months Supply of Inventory	2.5	**2.5**	+ 1.1%	--	--	--
Cumulative Days on Market Until Sale	40	**44**	+ 10.7%	38	**40**	+ 5.8%
Percent of Original List Price Received*	98.6%	**98.5%**	- 0.1%	99.7%	**99.9%**	+ 0.1%
New Listings	479	**551**	+ 15.0%	4,917	**5,087**	+ 3.5%

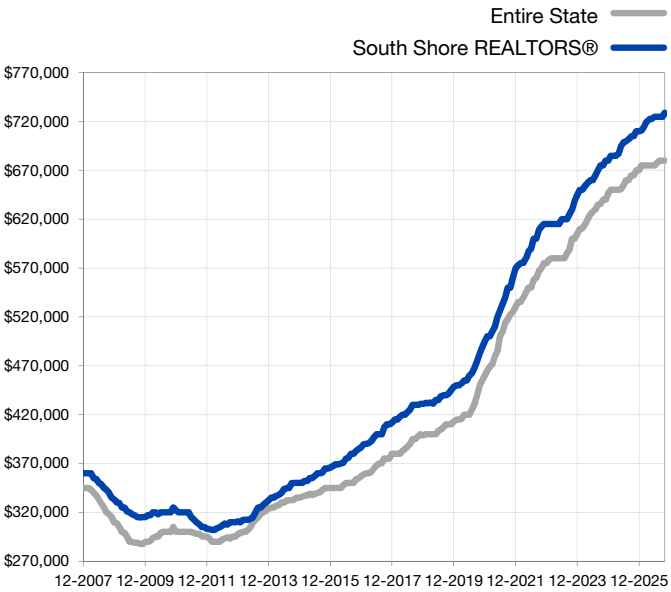
Condominium Properties

	October			Year to Date		
	2025	2026	+ / –	2025	2026	+ / –
Pending Sales	122	**134**	+ 9.8%	1,221	**1,298**	+ 6.3%
Closed Sales	118	**123**	+ 4.2%	1,176	**1,220**	+ 3.7%
Median Sales Price*	$497,450	**$485,000**	- 2.5%	$483,250	**$500,000**	+ 3.5%
Inventory of Homes for Sale	365	**414**	+ 13.4%	--	--	--
Months Supply of Inventory	3.1	**3.4**	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	43	**47**	+ 8.8%	45	**49**	+ 10.0%
Percent of Original List Price Received*	98.7%	**98.3%**	- 0.3%	98.7%	**98.6%**	- 0.1%
New Listings	183	**194**	+ 6.0%	1,701	**2,004**	+ 17.8%

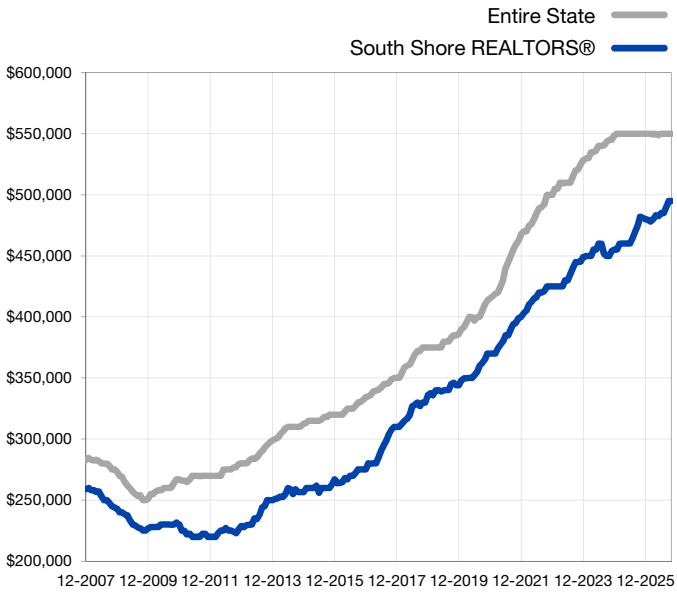
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – October 2026

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

Greater Boston Association of REALTORS®

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	947	**1,016**	+ 7.3%	9,132	**8,863**	- 2.9%
Closed Sales	951	**781**	- 17.9%	8,734	**8,414**	- 3.7%
Median Sales Price*	$905,000	**$892,000**	- 1.4%	$950,000	**$953,300**	+ 0.3%
Inventory of Homes for Sale	2,073	**2,167**	+ 4.5%	--	--	--
Months Supply of Inventory	2.4	**2.6**	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	38	**41**	+ 7.9%	34	**37**	+ 8.8%
Percent of Original List Price Received*	99.6%	**98.8%**	- 0.8%	101.2%	**100.6%**	- 0.6%
New Listings	1,128	**1,092**	- 3.2%	11,912	**11,954**	+ 0.4%

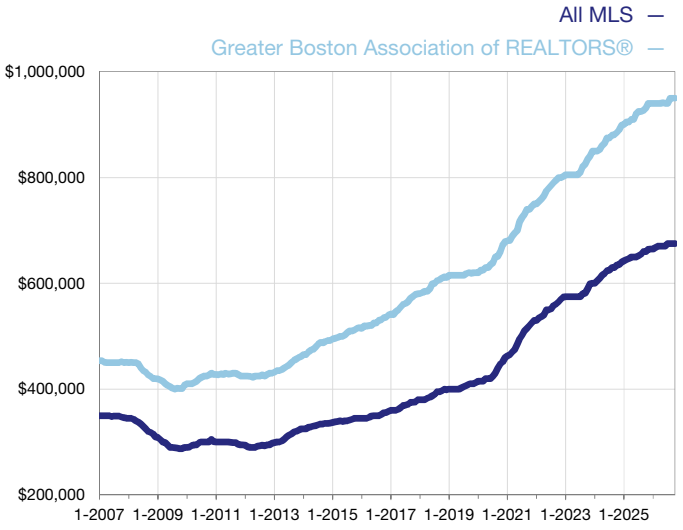
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Condominium Properties

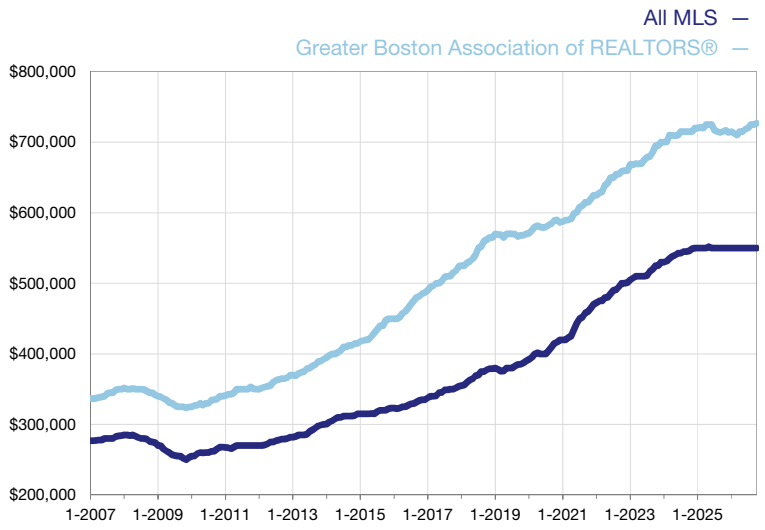
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	769	**732**	- 4.8%	7,725	**7,644**	- 1.0%
Closed Sales	702	**602**	- 14.2%	7,496	**7,454**	- 0.6%
Median Sales Price*	$715,000	**$723,000**	+ 1.1%	$715,000	**$730,000**	+ 2.1%
Inventory of Homes for Sale	3,078	**3,110**	+ 1.0%	--	--	--
Months Supply of Inventory	4.2	**4.2**	0.0%	--	--	--
Cumulative Days on Market Until Sale	48	**56**	+ 16.7%	45	**51**	+ 13.3%
Percent of Original List Price Received*	97.8%	**97.5%**	- 0.3%	98.8%	**98.1%**	- 0.7%
New Listings	1,141	**1,080**	- 5.3%	12,516	**13,140**	+ 5.0%

* 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



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