Local Market Update – October 2026

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

Barnstable County

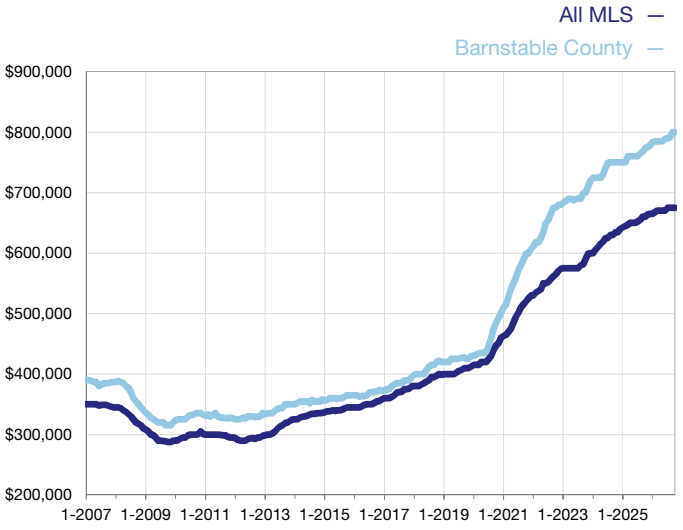
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	321	**244**	- 24.0%	2,819	**2,714**	- 3.7%
Closed Sales	378	**277**	- 26.7%	2,704	**2,554**	- 5.5%
Median Sales Price*	$825,000	**$854,250**	+ 3.5%	$777,750	**$800,000**	+ 2.9%
Inventory of Homes for Sale	984	**1,007**	+ 2.3%	--	--	--
Months Supply of Inventory	3.7	**3.9**	+ 5.4%	--	--	--
Cumulative Days on Market Until Sale	60	**60**	0.0%	59	**57**	- 3.4%
Percent of Original List Price Received*	95.7%	**95.4%**	- 0.3%	95.7%	**95.9%**	+ 0.2%
New Listings	383	**300**	- 21.7%	3,763	**3,636**	- 3.4%

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

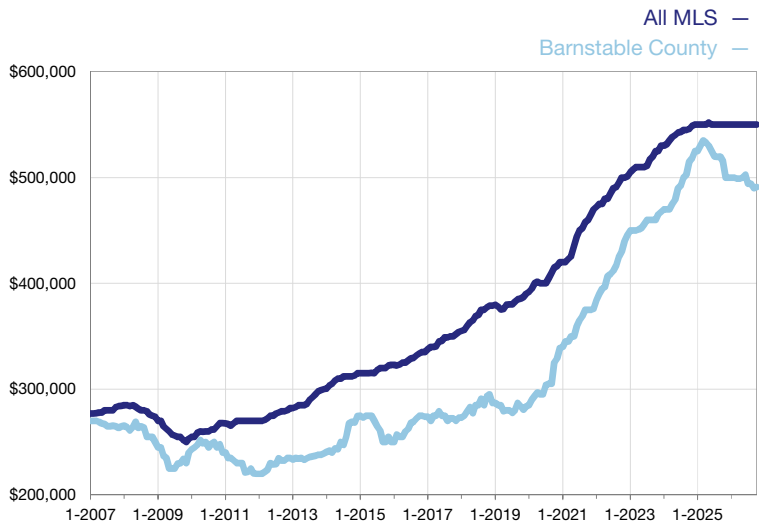
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	102	**59**	- 42.2%	866	**763**	- 11.9%
Closed Sales	101	**74**	- 26.7%	799	**761**	- 4.8%
Median Sales Price*	$583,000	**$595,000**	+ 2.1%	$505,500	**$494,000**	- 2.3%
Inventory of Homes for Sale	366	**326**	- 10.9%	--	--	--
Months Supply of Inventory	4.5	**4.5**	0.0%	--	--	--
Cumulative Days on Market Until Sale	68	**61**	- 10.3%	68	**67**	- 1.5%
Percent of Original List Price Received*	95.2%	**95.8%**	+ 0.6%	95.7%	**95.4%**	- 0.3%
New Listings	118	**85**	- 28.0%	1,237	**1,077**	- 12.9%

* 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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Local Market Update – October 2026

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

Berkshire County

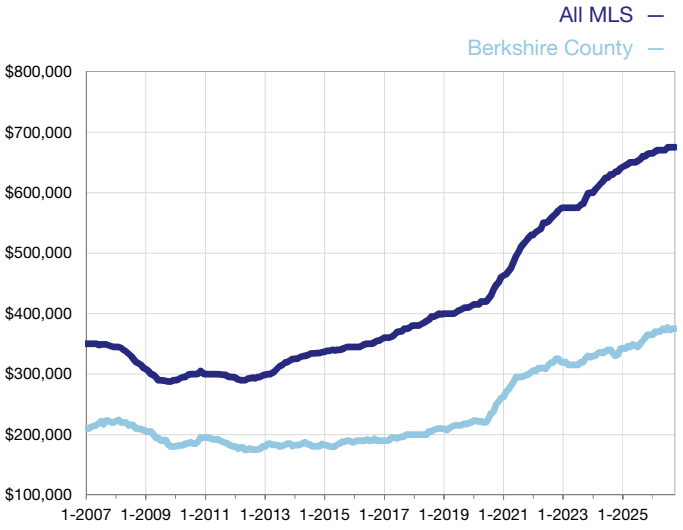
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	126	**101**	- 19.8%	1,096	**1,119**	+ 2.1%
Closed Sales	145	**129**	- 11.0%	1,042	**1,081**	+ 3.7%
Median Sales Price*	$395,000	**$415,000**	+ 5.1%	$360,000	**$375,000**	+ 4.2%
Inventory of Homes for Sale	525	**504**	- 4.0%	--	--	--
Months Supply of Inventory	5.0	**4.7**	- 6.0%	--	--	--
Cumulative Days on Market Until Sale	92	**89**	- 3.3%	90	**98**	+ 8.9%
Percent of Original List Price Received*	94.1%	**94.0%**	- 0.1%	95.3%	**95.6%**	+ 0.3%
New Listings	134	**133**	- 0.7%	1,565	**1,573**	+ 0.5%

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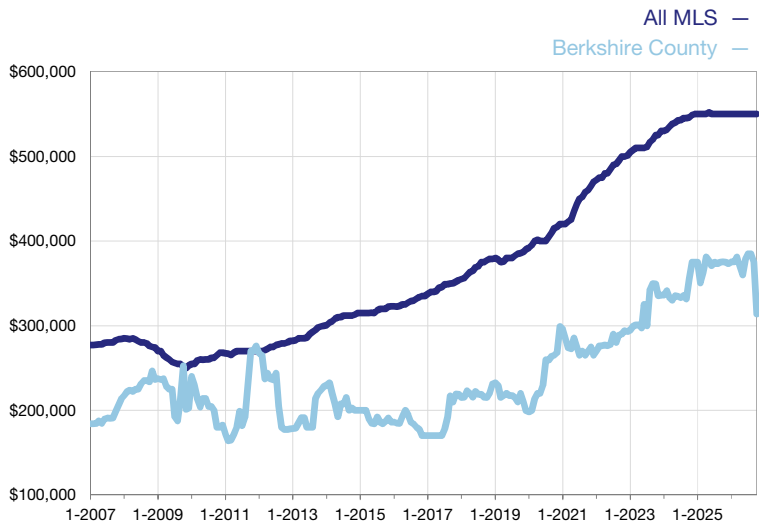
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**9**	- 35.7%	150	**118**	- 21.3%
Closed Sales	24	**18**	- 25.0%	145	**122**	- 15.9%
Median Sales Price*	$472,500	**$223,000**	- 52.8%	$380,000	**$330,000**	- 13.2%
Inventory of Homes for Sale	77	**61**	- 20.8%	--	--	--
Months Supply of Inventory	5.5	**5.3**	- 3.6%	--	--	--
Cumulative Days on Market Until Sale	70	**143**	+ 104.3%	92	**144**	+ 56.5%
Percent of Original List Price Received*	97.0%	**86.4%**	- 10.9%	96.6%	**93.0%**	- 3.7%
New Listings	10	**18**	+ 80.0%	206	**161**	- 21.8%

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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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Local Market Update – October 2026

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Bristol County

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	283	**309**	+ 9.2%	2,766	**2,824**	+ 2.1%
Closed Sales	324	**264**	- 18.5%	2,691	**2,704**	+ 0.5%
Median Sales Price*	$560,000	**$560,000**	0.0%	$550,000	**$558,000**	+ 1.5%
Inventory of Homes for Sale	730	**830**	+ 13.7%	--	--	--
Months Supply of Inventory	2.7	**3.0**	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	41	**50**	+ 22.0%	41	**46**	+ 12.2%
Percent of Original List Price Received*	98.8%	**97.9%**	- 0.9%	99.4%	**99.2%**	- 0.2%
New Listings	362	**396**	+ 9.4%	3,490	**3,759**	+ 7.7%

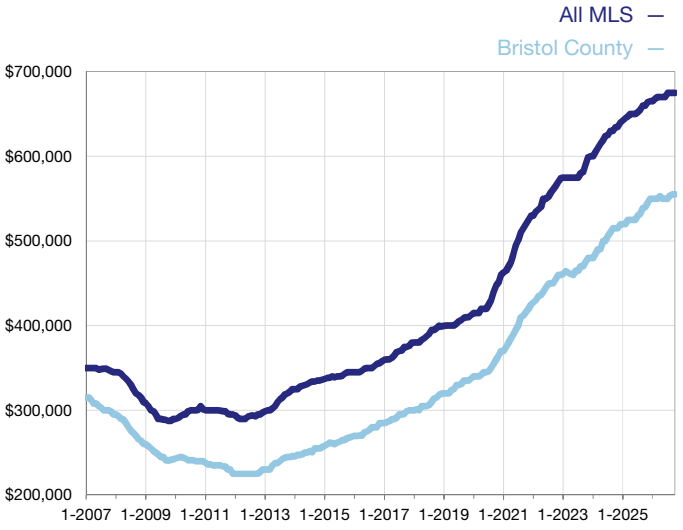
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Condominium Properties

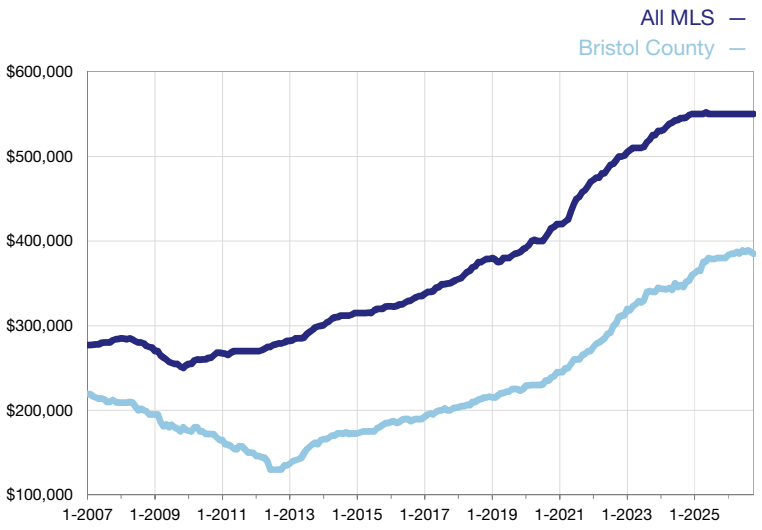
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	76	**61**	- 19.7%	602	**580**	- 3.7%
Closed Sales	61	**51**	- 16.4%	534	**568**	+ 6.4%
Median Sales Price*	$400,000	**$365,000**	- 8.8%	$380,000	**$384,100**	+ 1.1%
Inventory of Homes for Sale	181	**170**	- 6.1%	--	--	--
Months Supply of Inventory	3.2	**2.9**	- 9.4%	--	--	--
Cumulative Days on Market Until Sale	40	**41**	+ 2.5%	43	**51**	+ 18.6%
Percent of Original List Price Received*	100.1%	**98.5%**	- 1.6%	99.5%	**99.0%**	- 0.5%
New Listings	82	**66**	- 19.5%	791	**781**	- 1.3%

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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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Local Market Update – October 2026

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Dukes County

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**14**	+ 27.3%	66	**121**	+ 83.3%
Closed Sales	6	**23**	+ 283.3%	61	**103**	+ 68.9%
Median Sales Price*	$1,918,000	**$2,350,000**	+ 22.5%	$1,800,000	**$1,850,000**	+ 2.8%
Inventory of Homes for Sale	84	**116**	+ 38.1%	--	--	--
Months Supply of Inventory	12.3	**10.5**	- 14.6%	--	--	--
Cumulative Days on Market Until Sale	83	**78**	- 6.0%	129	**94**	- 27.1%
Percent of Original List Price Received*	90.0%	**95.8%**	+ 6.4%	90.4%	**92.8%**	+ 2.7%
New Listings	19	**16**	- 15.8%	150	**247**	+ 64.7%

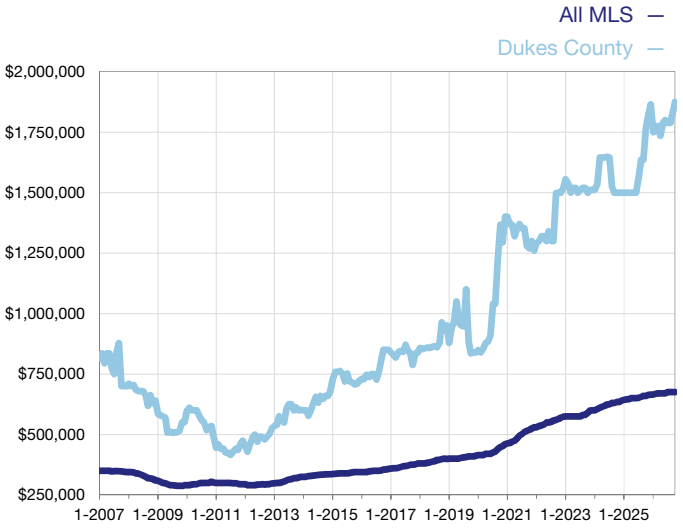
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Condominium Properties

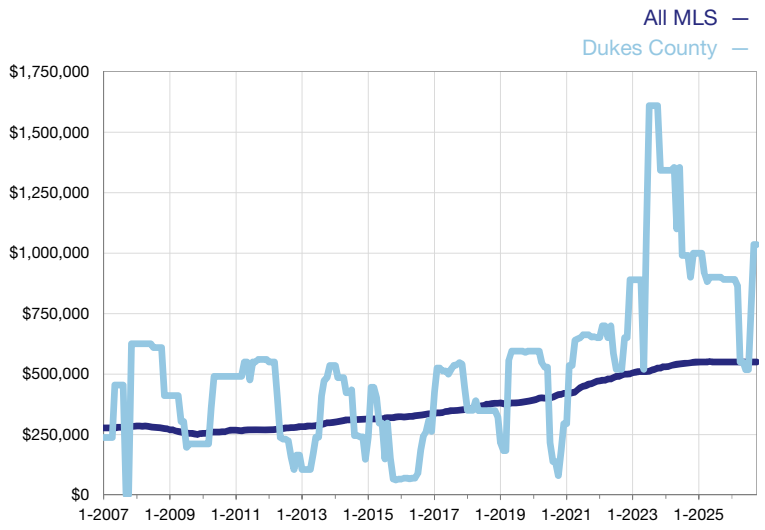
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**1**	--	2	**8**	+ 300.0%
Closed Sales	0	**0**	--	2	**7**	+ 250.0%
Median Sales Price*	$0	**$0**	--	$891,250	**$1,035,000**	+ 16.1%
Inventory of Homes for Sale	5	**14**	+ 180.0%	--	--	--
Months Supply of Inventory	5.0	**12.3**	+ 146.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	87	**78**	- 10.3%
Percent of Original List Price Received*	0.0%	**0.0%**	--	93.1%	**89.8%**	- 3.5%
New Listings	2	**0**	- 100.0%	7	**23**	+ 228.6%

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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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Local Market Update – October 2026

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Essex County

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	444	**455**	+ 2.5%	3,767	**3,714**	- 1.4%
Closed Sales	415	**383**	- 7.7%	3,586	**3,505**	- 2.3%
Median Sales Price*	$750,000	**$749,000**	- 0.1%	$759,700	**$770,000**	+ 1.4%
Inventory of Homes for Sale	794	**905**	+ 14.0%	--	--	--
Months Supply of Inventory	2.2	**2.5**	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	37	**37**	0.0%	33	**35**	+ 6.1%
Percent of Original List Price Received*	99.8%	**99.2%**	- 0.6%	101.1%	**100.6%**	- 0.5%
New Listings	486	**490**	+ 0.8%	4,703	**4,856**	+ 3.3%

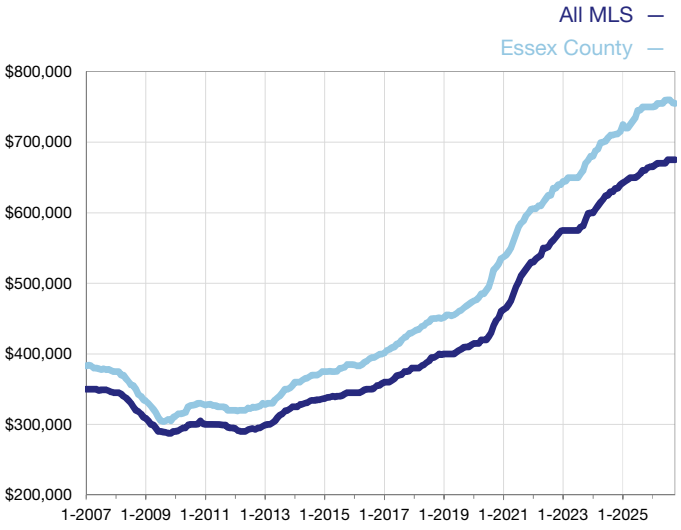
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Condominium Properties

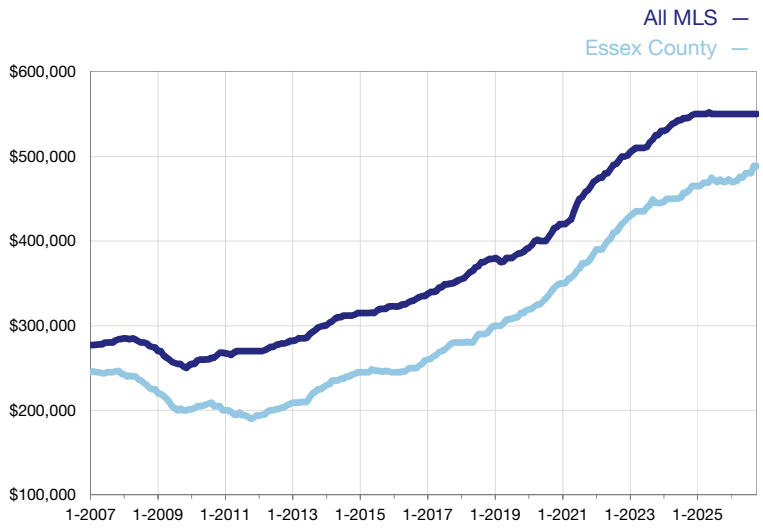
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	193	**174**	- 9.8%	1,720	**1,833**	+ 6.6%
Closed Sales	204	**182**	- 10.8%	1,659	**1,771**	+ 6.8%
Median Sales Price*	$463,950	**$475,000**	+ 2.4%	$470,000	**$490,000**	+ 4.3%
Inventory of Homes for Sale	473	**497**	+ 5.1%	--	--	--
Months Supply of Inventory	2.8	**2.8**	0.0%	--	--	--
Cumulative Days on Market Until Sale	42	**44**	+ 4.8%	35	**44**	+ 25.7%
Percent of Original List Price Received*	98.3%	**97.6%**	- 0.7%	99.7%	**98.7%**	- 1.0%
New Listings	249	**214**	- 14.1%	2,320	**2,449**	+ 5.6%

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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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Local Market Update – October 2026

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

Franklin County

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	50	**49**	- 2.0%	442	**426**	- 3.6%
Closed Sales	42	**40**	- 4.8%	422	**397**	- 5.9%
Median Sales Price*	$377,500	**$361,450**	- 4.3%	$375,000	**$397,825**	+ 6.1%
Inventory of Homes for Sale	128	**132**	+ 3.1%	--	--	--
Months Supply of Inventory	3.0	**3.2**	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	50	**66**	+ 32.0%	48	**53**	+ 10.4%
Percent of Original List Price Received*	97.1%	**95.9%**	- 1.2%	98.2%	**98.1%**	- 0.1%
New Listings	56	**62**	+ 10.7%	534	**551**	+ 3.2%

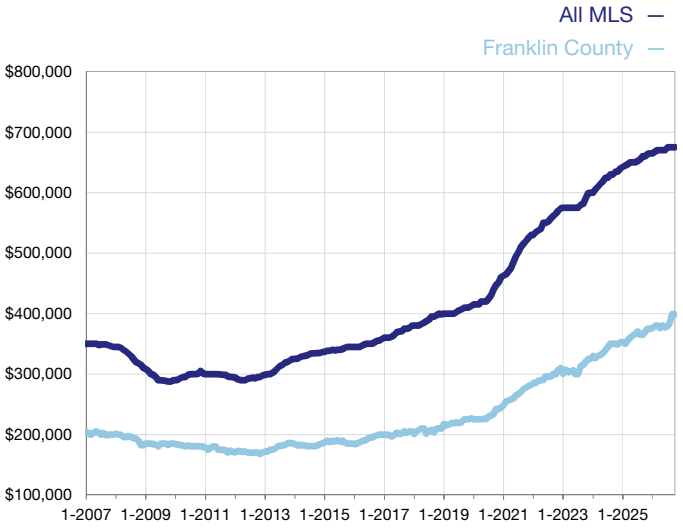
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Condominium Properties

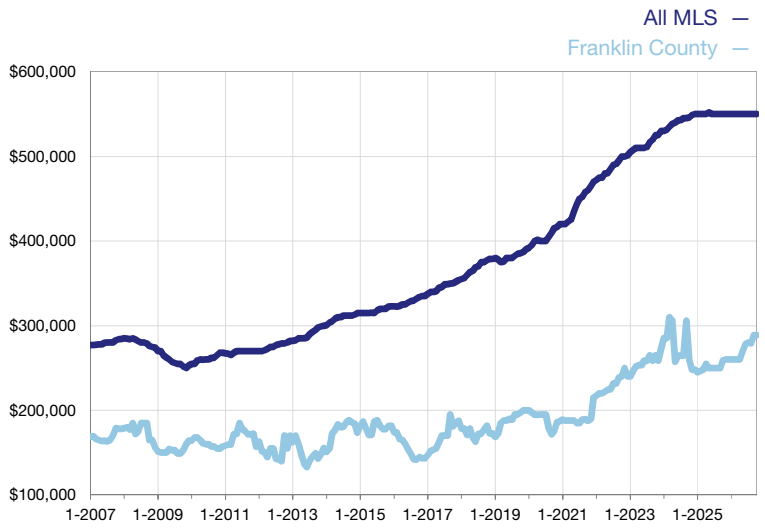
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**4**	0.0%	43	**29**	- 32.6%
Closed Sales	6	**4**	- 33.3%	42	**26**	- 38.1%
Median Sales Price*	$245,000	**$338,000**	+ 38.0%	$260,000	**$287,404**	+ 10.5%
Inventory of Homes for Sale	9	**14**	+ 55.6%	--	--	--
Months Supply of Inventory	2.3	**4.2**	+ 82.6%	--	--	--
Cumulative Days on Market Until Sale	35	**198**	+ 465.7%	38	**67**	+ 76.3%
Percent of Original List Price Received*	96.7%	**94.5%**	- 2.3%	99.6%	**97.8%**	- 1.8%
New Listings	5	**3**	- 40.0%	46	**39**	- 15.2%

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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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Local Market Update – October 2026

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

Hampden County

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	275	**288**	+ 4.7%	2,640	**2,707**	+ 2.5%
Closed Sales	301	**265**	- 12.0%	2,544	**2,605**	+ 2.4%
Median Sales Price*	$360,000	**$350,000**	- 2.8%	$350,000	**$355,000**	+ 1.4%
Inventory of Homes for Sale	597	**665**	+ 11.4%	--	--	--
Months Supply of Inventory	2.3	**2.5**	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	37	**36**	- 2.7%	36	**39**	+ 8.3%
Percent of Original List Price Received*	99.5%	**100.1%**	+ 0.6%	100.6%	**100.6%**	0.0%
New Listings	350	**353**	+ 0.9%	3,184	**3,403**	+ 6.9%

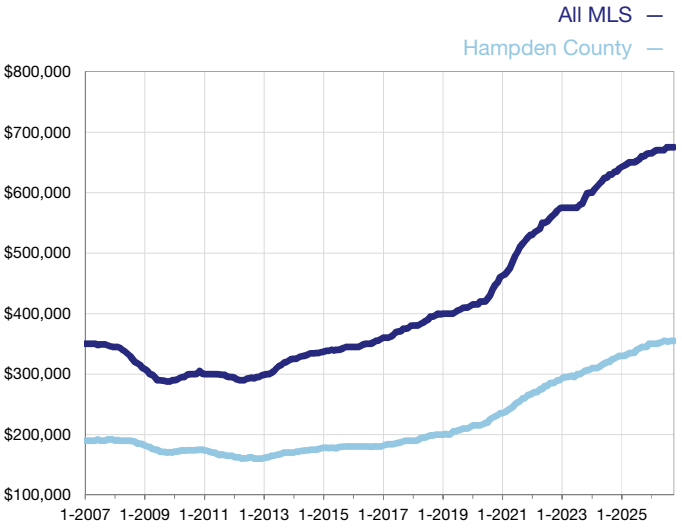
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Condominium Properties

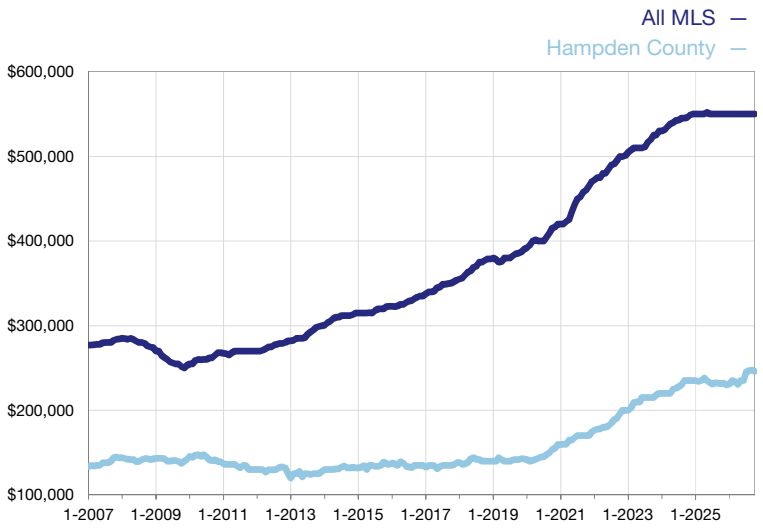
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	38	**47**	+ 23.7%	409	**396**	- 3.2%
Closed Sales	50	**39**	- 22.0%	414	**379**	- 8.5%
Median Sales Price*	$269,950	**$256,000**	- 5.2%	$232,500	**$253,000**	+ 8.8%
Inventory of Homes for Sale	95	**90**	- 5.3%	--	--	--
Months Supply of Inventory	2.4	**2.4**	0.0%	--	--	--
Cumulative Days on Market Until Sale	37	**46**	+ 24.3%	43	**56**	+ 30.2%
Percent of Original List Price Received*	99.4%	**98.0%**	- 1.4%	99.8%	**99.0%**	- 0.8%
New Listings	61	**46**	- 24.6%	449	**468**	+ 4.2%

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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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Local Market Update – October 2026

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

Hampshire County

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	97	**99**	+ 2.1%	837	**884**	+ 5.6%
Closed Sales	93	**113**	+ 21.5%	809	**847**	+ 4.7%
Median Sales Price*	$456,000	**$500,000**	+ 9.6%	$455,000	**$499,000**	+ 9.7%
Inventory of Homes for Sale	201	**260**	+ 29.4%	--	--	--
Months Supply of Inventory	2.5	**3.1**	+ 24.0%	--	--	--
Cumulative Days on Market Until Sale	44	**45**	+ 2.3%	39	**42**	+ 7.7%
Percent of Original List Price Received*	99.6%	**97.8%**	- 1.8%	100.9%	**99.8%**	- 1.1%
New Listings	119	**118**	- 0.8%	1,031	**1,182**	+ 14.6%

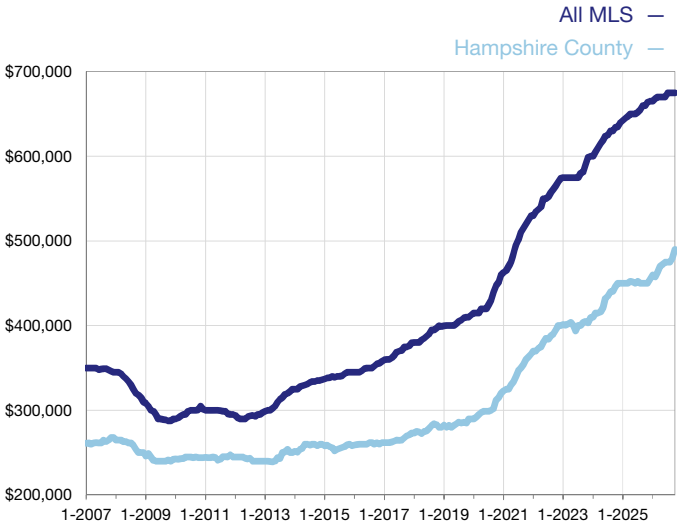
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Condominium Properties

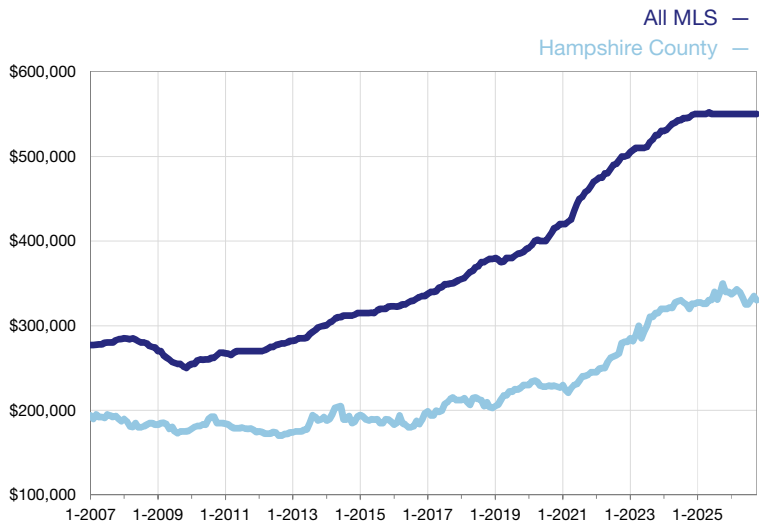
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	16	**24**	+ 50.0%	210	**230**	+ 9.5%
Closed Sales	17	**22**	+ 29.4%	211	**215**	+ 1.9%
Median Sales Price*	$430,000	**$314,000**	- 27.0%	$349,900	**$333,900**	- 4.6%
Inventory of Homes for Sale	60	**75**	+ 25.0%	--	--	--
Months Supply of Inventory	2.9	**3.5**	+ 20.7%	--	--	--
Cumulative Days on Market Until Sale	37	**56**	+ 51.4%	45	**54**	+ 20.0%
Percent of Original List Price Received*	103.8%	**99.7%**	- 3.9%	100.1%	**99.5%**	- 0.6%
New Listings	27	**29**	+ 7.4%	248	**314**	+ 26.6%

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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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Local Market Update – October 2026

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

Middlesex County

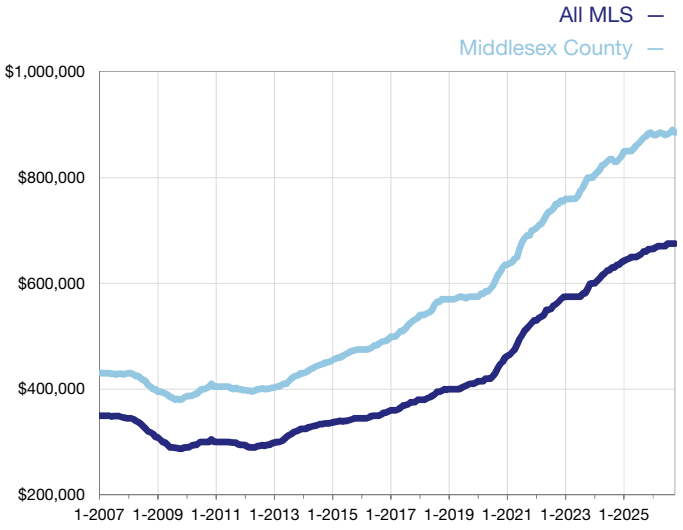
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	765	**806**	+ 5.4%	7,308	**7,135**	- 2.4%
Closed Sales	796	**672**	- 15.6%	6,962	**6,790**	- 2.5%
Median Sales Price*	$855,000	**$821,000**	- 4.0%	$895,000	**$899,000**	+ 0.4%
Inventory of Homes for Sale	1,539	**1,651**	+ 7.3%	--	--	--
Months Supply of Inventory	2.2	**2.4**	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	35	**41**	+ 17.1%	32	**36**	+ 12.5%
Percent of Original List Price Received*	100.0%	**98.9%**	- 1.1%	101.5%	**100.9%**	- 0.6%
New Listings	874	**860**	- 1.6%	9,292	**9,382**	+ 1.0%

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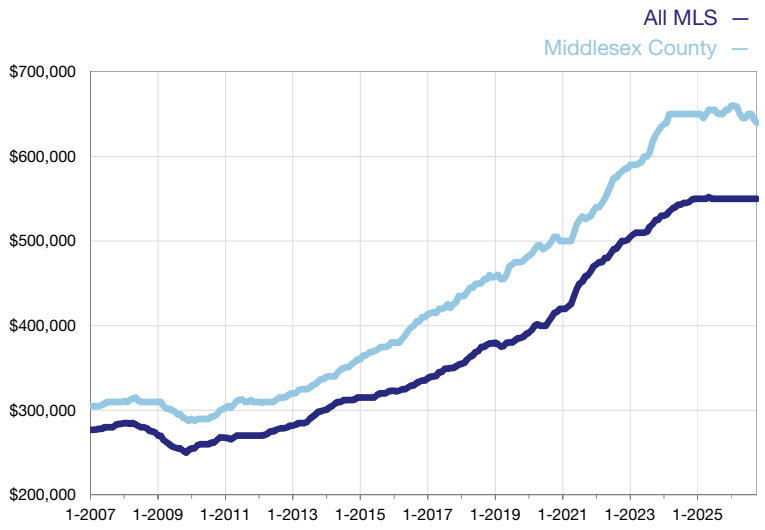
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	400	**384**	- 4.0%	4,020	**4,044**	+ 0.6%
Closed Sales	378	**334**	- 11.6%	3,910	**3,992**	+ 2.1%
Median Sales Price*	$635,000	**$598,750**	- 5.7%	$660,000	**$643,950**	- 2.4%
Inventory of Homes for Sale	1,173	**1,271**	+ 8.4%	--	--	--
Months Supply of Inventory	3.1	**3.3**	+ 6.5%	--	--	--
Cumulative Days on Market Until Sale	39	**47**	+ 20.5%	37	**46**	+ 24.3%
Percent of Original List Price Received*	98.7%	**98.1%**	- 0.6%	99.9%	**98.8%**	- 1.1%
New Listings	564	**518**	- 8.2%	5,649	**5,947**	+ 5.3%

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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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Local Market Update – October 2026

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Nantucket County

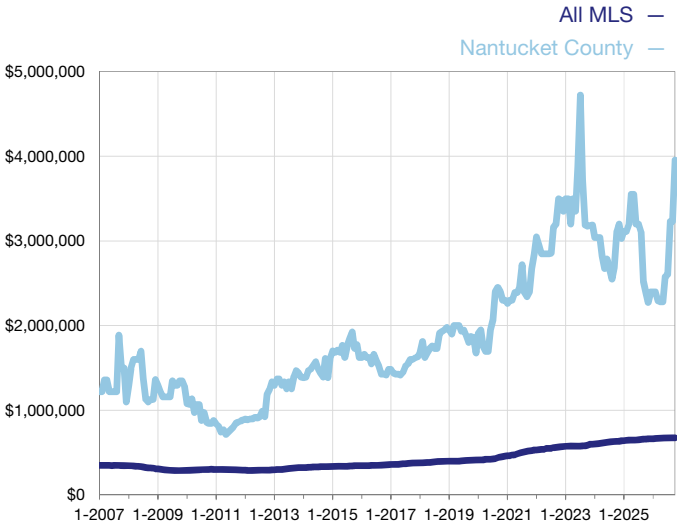
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**2**	0.0%	11	**9**	- 18.2%
Closed Sales	2	**2**	0.0%	11	**7**	- 36.4%
Median Sales Price*	$8,127,000	**$5,625,000**	- 30.8%	$2,272,500	**$4,400,000**	+ 93.6%
Inventory of Homes for Sale	14	**9**	- 35.7%	--	--	--
Months Supply of Inventory	7.5	**5.0**	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	111	**282**	+ 154.1%	125	**215**	+ 72.0%
Percent of Original List Price Received*	92.2%	**91.8%**	- 0.4%	95.3%	**96.6%**	+ 1.4%
New Listings	2	**0**	- 100.0%	28	**17**	- 39.3%

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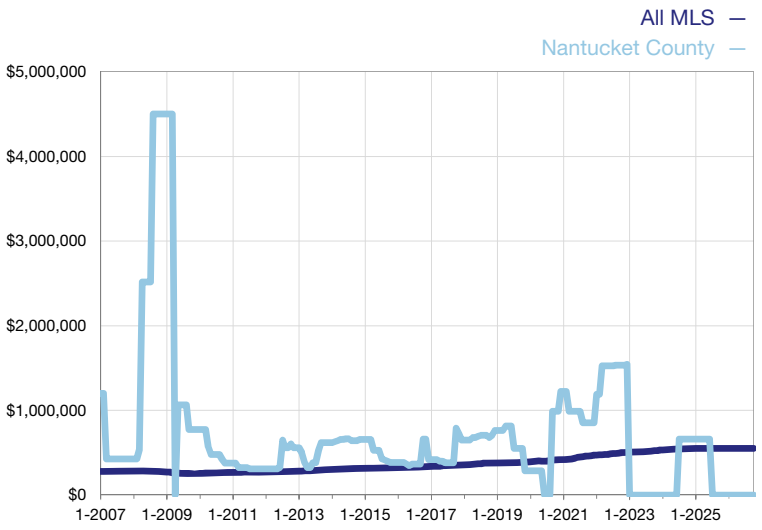
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply 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**	--	1	**0**	- 100.0%

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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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Local Market Update – October 2026

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Norfolk County

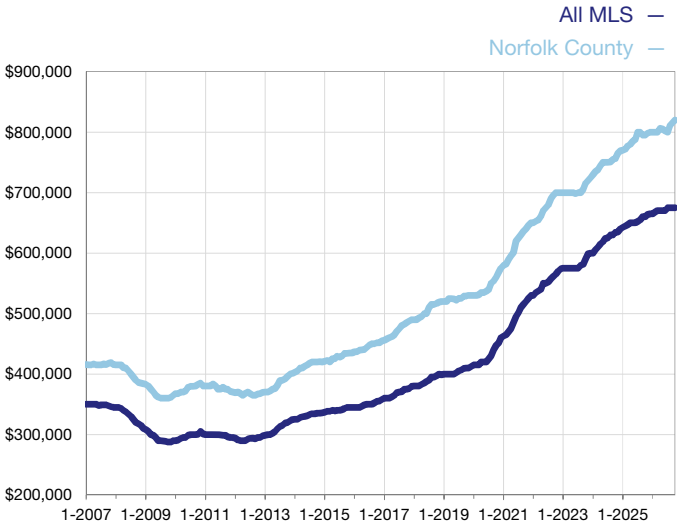
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	393	**411**	+ 4.6%	3,868	**3,752**	- 3.0%
Closed Sales	401	**342**	- 14.7%	3,741	**3,594**	- 3.9%
Median Sales Price*	$735,000	**$763,500**	+ 3.9%	$800,000	**$830,000**	+ 3.8%
Inventory of Homes for Sale	848	**857**	+ 1.1%	--	--	--
Months Supply of Inventory	2.3	**2.4**	+ 4.3%	--	--	--
Cumulative Days on Market Until Sale	37	**38**	+ 2.7%	34	**37**	+ 8.8%
Percent of Original List Price Received*	98.6%	**98.5%**	- 0.1%	100.5%	**100.5%**	0.0%
New Listings	485	**498**	+ 2.7%	4,935	**4,949**	+ 0.3%

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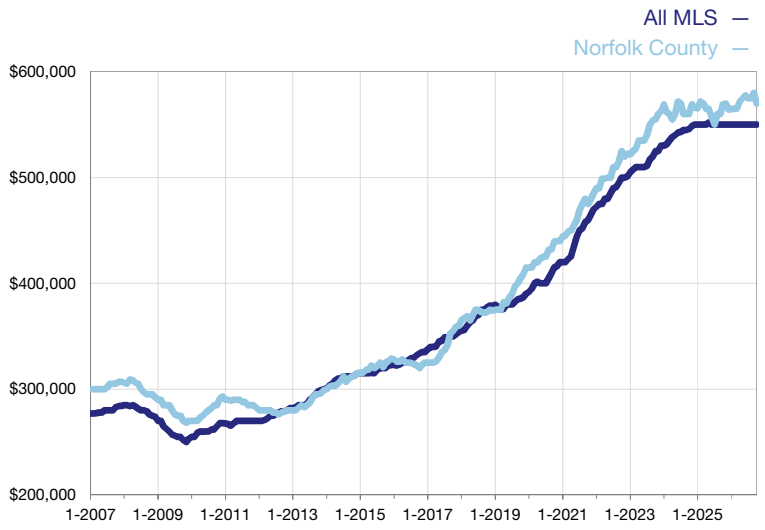
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	178	**166**	- 6.7%	1,642	**1,685**	+ 2.6%
Closed Sales	169	**146**	- 13.6%	1,569	**1,573**	+ 0.3%
Median Sales Price*	$620,000	**$500,000**	- 19.4%	$570,000	**$576,000**	+ 1.1%
Inventory of Homes for Sale	517	**554**	+ 7.2%	--	--	--
Months Supply of Inventory	3.3	**3.4**	+ 3.0%	--	--	--
Cumulative Days on Market Until Sale	44	**47**	+ 6.8%	40	**44**	+ 10.0%
Percent of Original List Price Received*	98.3%	**97.6%**	- 0.7%	99.1%	**98.5%**	- 0.6%
New Listings	250	**247**	- 1.2%	2,338	**2,596**	+ 11.0%

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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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Local Market Update – October 2026

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Plymouth County

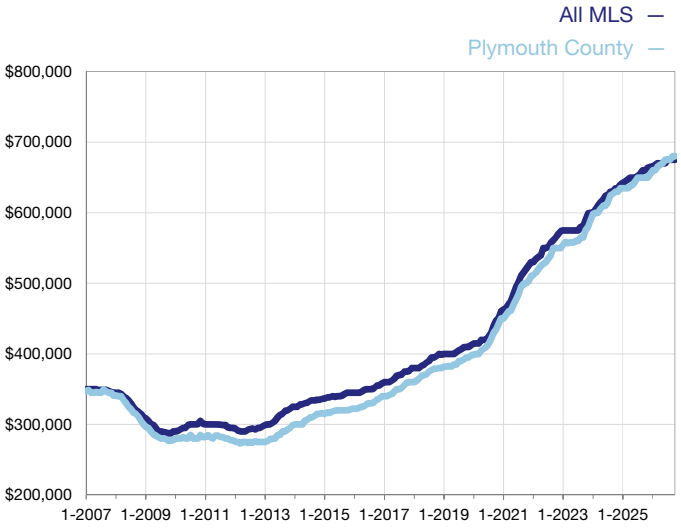
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	436	**385**	- 11.7%	3,726	**3,725**	- 0.0%
Closed Sales	412	**374**	- 9.2%	3,560	**3,615**	+ 1.5%
Median Sales Price*	$675,000	**$704,000**	+ 4.3%	$655,000	**$685,000**	+ 4.6%
Inventory of Homes for Sale	924	**999**	+ 8.1%	--	--	--
Months Supply of Inventory	2.6	**2.8**	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	46	**49**	+ 6.5%	42	**43**	+ 2.4%
Percent of Original List Price Received*	98.1%	**98.1%**	0.0%	99.3%	**99.3%**	0.0%
New Listings	455	**497**	+ 9.2%	4,739	**4,953**	+ 4.5%

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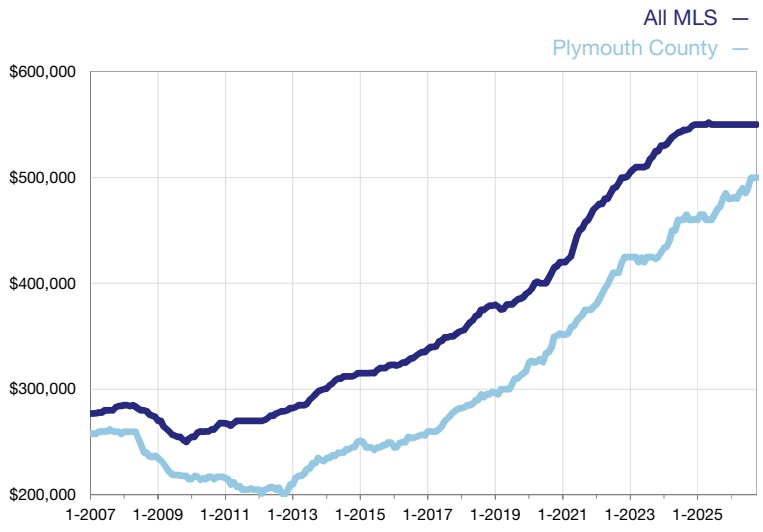
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	73	**87**	+ 19.2%	816	**891**	+ 9.2%
Closed Sales	79	**91**	+ 15.2%	799	**854**	+ 6.9%
Median Sales Price*	$489,900	**$530,000**	+ 8.2%	$485,000	**$509,500**	+ 5.1%
Inventory of Homes for Sale	235	**302**	+ 28.5%	--	--	--
Months Supply of Inventory	3.0	**3.5**	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	50	**57**	+ 14.0%	53	**56**	+ 5.7%
Percent of Original List Price Received*	99.1%	**99.2%**	+ 0.1%	99.0%	**99.2%**	+ 0.2%
New Listings	114	**127**	+ 11.4%	1,064	**1,251**	+ 17.6%

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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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Local Market Update – October 2026

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Suffolk County

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	107	**117**	+ 9.3%	892	**874**	- 2.0%
Closed Sales	85	**78**	- 8.2%	840	**820**	- 2.4%
Median Sales Price*	$790,000	**$815,000**	+ 3.2%	$825,000	**$818,500**	- 0.8%
Inventory of Homes for Sale	282	**292**	+ 3.5%	--	--	--
Months Supply of Inventory	3.3	**3.4**	+ 3.0%	--	--	--
Cumulative Days on Market Until Sale	50	**44**	- 12.0%	39	**43**	+ 10.3%
Percent of Original List Price Received*	97.9%	**97.4%**	- 0.5%	100.0%	**99.2%**	- 0.8%
New Listings	142	**142**	0.0%	1,284	**1,291**	+ 0.5%

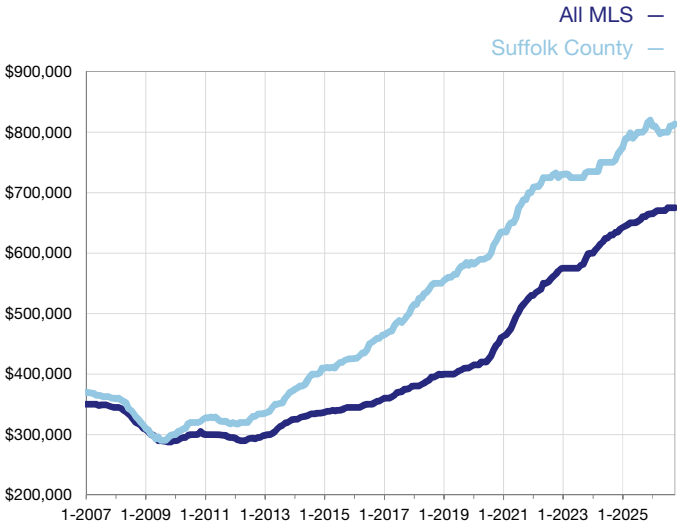
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Condominium Properties

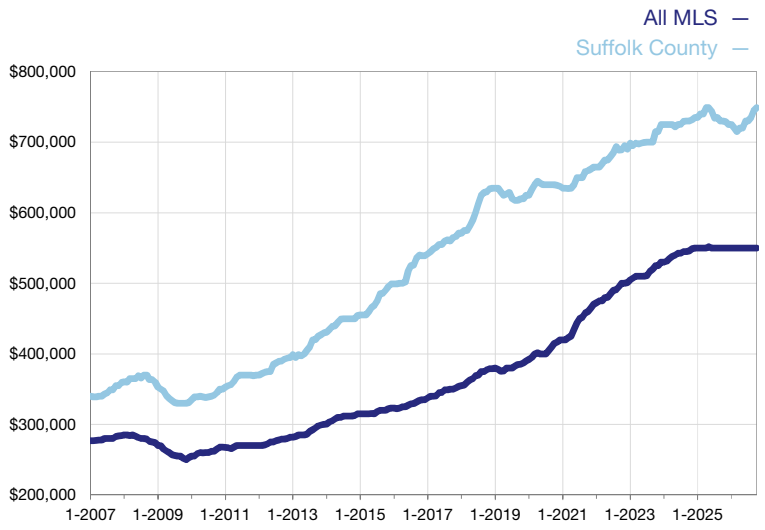
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	322	**310**	- 3.7%	3,353	**3,258**	- 2.8%
Closed Sales	288	**229**	- 20.5%	3,279	**3,173**	- 3.2%
Median Sales Price*	$712,500	**$810,000**	+ 13.7%	$729,000	**$755,000**	+ 3.6%
Inventory of Homes for Sale	1,695	**1,650**	- 2.7%	--	--	--
Months Supply of Inventory	5.3	**5.3**	0.0%	--	--	--
Cumulative Days on Market Until Sale	62	**65**	+ 4.8%	55	**57**	+ 3.6%
Percent of Original List Price Received*	96.7%	**96.6%**	- 0.1%	97.5%	**97.2%**	- 0.3%
New Listings	509	**501**	- 1.6%	6,085	**6,390**	+ 5.0%

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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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Local Market Update – October 2026

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Worcester County

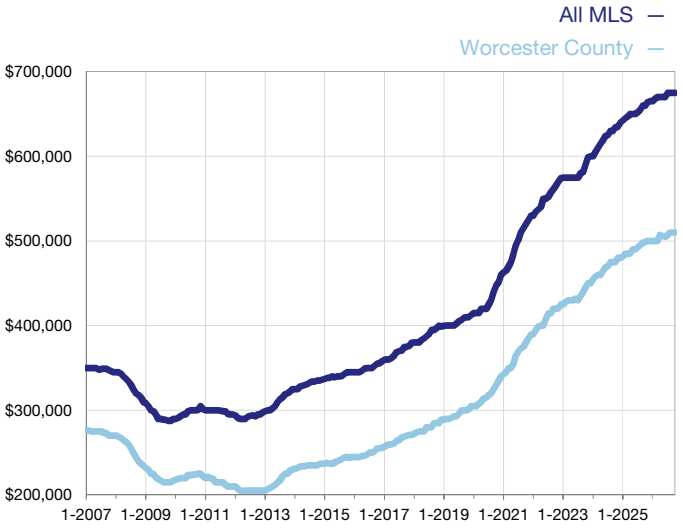
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	527	**569**	+ 8.0%	5,009	**5,078**	+ 1.4%
Closed Sales	583	**531**	- 8.9%	4,884	**4,886**	+ 0.0%
Median Sales Price*	$485,000	**$483,000**	- 0.4%	$500,000	**$515,000**	+ 3.0%
Inventory of Homes for Sale	1,382	**1,411**	+ 2.1%	--	--	--
Months Supply of Inventory	2.8	**2.9**	+ 3.6%	--	--	--
Cumulative Days on Market Until Sale	39	**41**	+ 5.1%	37	**43**	+ 16.2%
Percent of Original List Price Received*	99.2%	**97.8%**	- 1.4%	99.7%	**99.3%**	- 0.4%
New Listings	719	**746**	+ 3.8%	6,570	**6,920**	+ 5.3%

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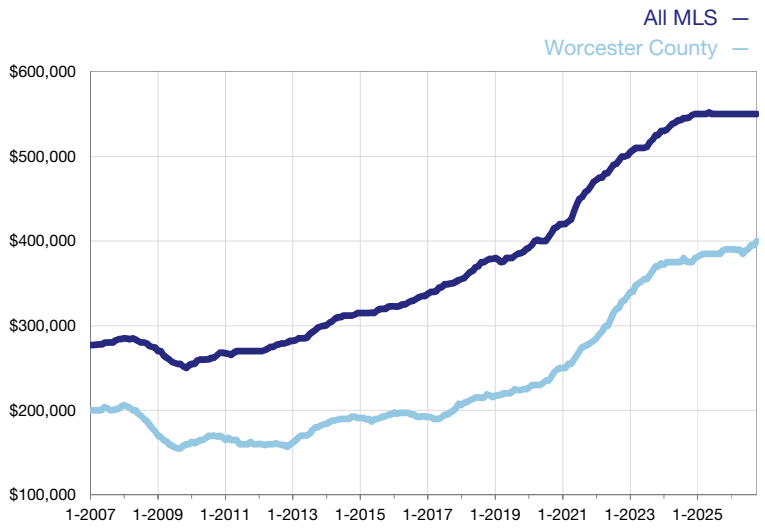
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	131	**106**	- 19.1%	1,323	**1,201**	- 9.2%
Closed Sales	144	**90**	- 37.5%	1,276	**1,172**	- 8.2%
Median Sales Price*	$383,500	**$435,000**	+ 13.4%	$389,900	**$395,000**	+ 1.3%
Inventory of Homes for Sale	326	**425**	+ 30.4%	--	--	--
Months Supply of Inventory	2.6	**3.6**	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	43	**50**	+ 16.3%	39	**47**	+ 20.5%
Percent of Original List Price Received*	98.6%	**97.6%**	- 1.0%	99.2%	**98.6%**	- 0.6%
New Listings	174	**180**	+ 3.4%	1,672	**1,782**	+ 6.6%

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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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