

Massachusetts Association of REALTORS® Reports Housing Data for August 2026

New listings and median sales prices increase year-over-year

FOXBOROUGH, Mass. – September 15, 2026 – The [Massachusetts Association of REALTORS®](#) (MAR) housing data for August 2026 reports a decrease in closed sales, along with an increase in new listings and median sales price, for single-family homes and condominiums.

2026 MAR Housing Snapshot

- The median sales price for single-family homes has increased by 2.2% in comparison to August 2025 and by 3.7% for condominiums.
- Compared to August 2025, closed sales for single-family homes decreased by 0.2% and by 6.1% for condominiums.
- New listings for single-family homes increased by 17.2% and by 17.1% for condominiums compared to August 2025.

While closed sales remained relatively flat for single-family homes and decreased for condominiums year-over-year, the increase in new listings across both property types has created more options for prospective buyers. At the same time, continued growth in median sales prices reflects sustained demand across the Massachusetts housing market.

“The continued increase in new listings is encouraging and gives buyers more options,” said Kristen Keegan, 2026 president of MAR and broker representing Silver Key Homes Realty. “The market activity we’re seeing shows that buyers remain engaged and ready to act when the right home comes on the market at the right price. As we head into the fall market, I expect increased inventory and returning buyers to continue driving strong activity and more pending sales.”

For a complete breakdown of MAR statewide housing data, please visit:

<http://www.marealtor.com/market-data>.

August 2026 Data

	August 2026 Closed Sales	August 2025 Closed Sales	% change in Closed Sales (year-over -year)	August 2026 Median Price	August 2025 Median Price	% change in Median Price (year-over -year)
Single-Family	4,052	4,059	-0.2%	\$695,000	\$680,000	2.2%
Condominium	1,554	1,655	-6.1%	\$565,000	\$545,000	3.7%

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About the Massachusetts Association of REALTORS®

Organized in 1924, the [Massachusetts Association of REALTORS®](#) is a professional trade organization with more than 25,000+ members. The term REALTOR is registered as the exclusive designation of members of the National Association of REALTORS® who subscribe to a strict code of ethics and enjoy continuing education programs.

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