

Multi-Family Housing Activity Report

August 2026



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Aug-2025	Aug-2026	+ / -	YTD 2025	YTD 2026	+ / -
Closed Sales A count of sales that have closed within a given month.		467	462	- 1.1%	3,537	3,560	+ 0.7%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$746,500	\$728,000	- 2.5%	\$729,000	\$745,000	+ 2.2%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,635	1,735	+ 6.1%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		3.5	3.6	+ 1.0%	--	--	--
Cumulative Days on Market The average number of days between when a listing first goes active and when it goes into its final pending status.*		37	41	+ 9.2%	37	44	+ 19.8%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		98.5%	98.5%	- 0.0%	99.7%	98.2%	- 1.5%
New Listings A count of the properties that have been newly listed on the market in a given month.		643	795	+ 23.6%	5,657	6,135	+ 8.4%

*A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.



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. Copyright ShowingTime Plus, LLC.