Pending Sales Report by Region

October 2026

MASSACHUSETTS ASSOCIATION OF REALTORS®

A pending sale is defined as anything classified as one of the following statuses: Pending, Contingent, Under Agreement or Active with a Flag.

Single-Family Sales

	Pending Sales			Median Sales Price			Total $ Volume (in millions)		
	Oct-2025	Oct-2026	+ / –	Oct-2025	Oct-2026	+ / –	Oct-2025	Oct-2026	+ / –
Cape Cod & Islands	574	386	**-32.8%**	$821,925	$855,000	**+4.0%**	$77.8	$53.8	**-30.8%**
Central	589	670	**+13.8%**	$497,000	$490,000	**-1.4%**	$36.8	$31.4	**-14.7%**
Greater Boston	947	1,119	**+18.2%**	$905,000	$892,500	**-1.4%**	$115.3	$91.0	**-21.1%**
Northeast	598	709	**+18.6%**	$725,000	$715,000	**-1.4%**	$50.6	$46.0	**-9.1%**
Southeast	363	393	**+8.3%**	$570,000	$560,000	**-1.8%**	$25.4	$20.8	**-18.1%**
South Shore	452	442	**-2.2%**	$710,000	$739,900	**+4.2%**	$33.4	$32.8	**-1.8%**
West	574	575	**+0.2%**	$380,000	$395,000	**+3.9%**	$26.8	$25.8	**-3.7%**
State Totals	**4,094**	**4,290**	**+4.8%**	**$670,000**	**$660,000**	**-1.5%**	**$365.5**	**$301.2**	**-17.6%**

Condominium Sales

	Pending Sales			Median Sales Price			Total $ Volume (in millions)		
	Oct-2025	Oct-2026	+ / –	Oct-2025	Oct-2026	+ / –	Oct-2025	Oct-2026	+ / –
Cape Cod & Islands	151	82	**-45.7%**	$575,000	$643,000	**+11.8%**	$11.0	$8.1	**-26.4%**
Central	147	131	**-10.9%**	$385,000	$455,000	**+18.2%**	$6.9	$4.9	**-29.0%**
Greater Boston	772	792	**+2.6%**	$715,000	$727,000	**+1.7%**	$65.3	$61.6	**-5.7%**
Northeast	257	250	**-2.7%**	$449,500	$450,000	**+0.1%**	$13.9	$12.7	**-8.6%**
Southeast	85	75	**-11.8%**	$395,000	$365,000	**-7.6%**	$2.7	$2.4	**-11.1%**
South Shore	122	144	**+18.0%**	$497,450	$485,000	**-2.5%**	$6.6	$7.3	**+10.6%**
West	72	94	**+30.6%**	$310,000	$285,000	**-8.1%**	$4.0	$2.6	**-35.0%**
State Totals	**1,606**	**1,568**	**-2.4%**	**$550,000**	**$550,000**	**0.0%**	**$110.4**	**$99.4**	**-10.0%**

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.