Local Market Update – October 2026

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

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Abington

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	15	**6**	- 60.0%	109	**92**	- 15.6%
Closed Sales	9	**9**	0.0%	98	**98**	0.0%
Median Sales Price*	$610,000	**$679,000**	+ 11.3%	$612,500	**$627,500**	+ 2.4%
Inventory of Homes for Sale	19	**9**	- 52.6%	--	--	--
Months Supply of Inventory	1.9	**1.0**	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	32	**24**	- 25.0%	31	**39**	+ 25.8%
Percent of Original List Price Received*	102.5%	**98.2%**	- 4.2%	100.5%	**99.2%**	- 1.3%
New Listings	11	**6**	- 45.5%	130	**99**	- 23.8%

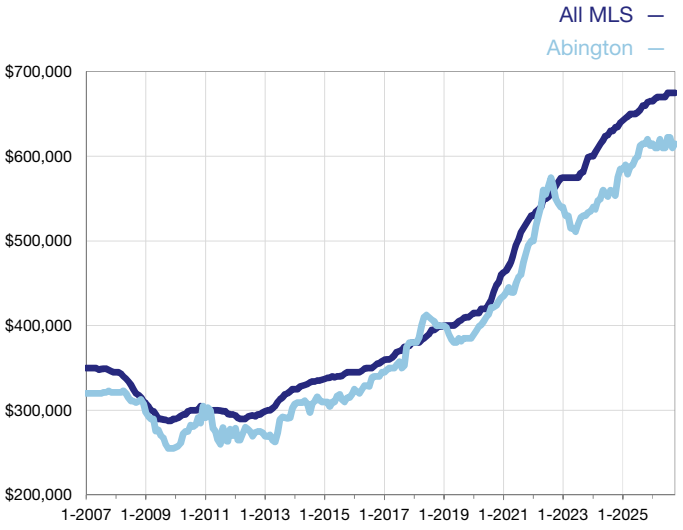
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

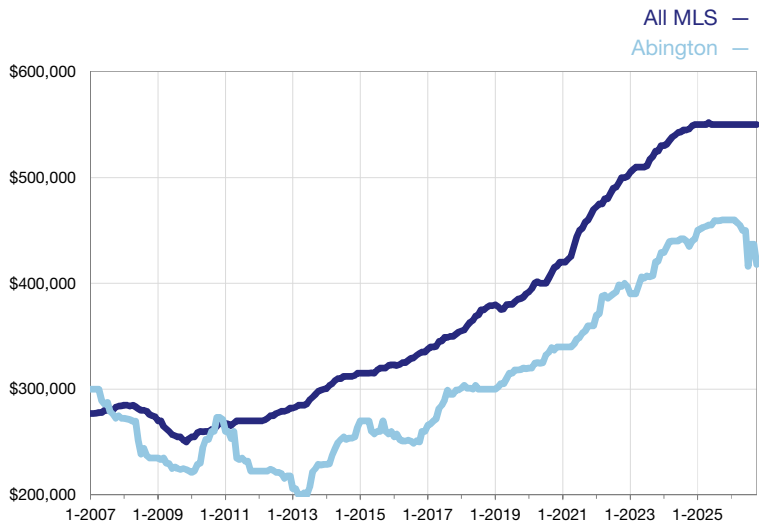
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**6**	+ 50.0%	26	**26**	0.0%
Closed Sales	2	**1**	- 50.0%	24	**20**	- 16.7%
Median Sales Price*	$481,500	**$420,000**	- 12.8%	$459,950	**$412,500**	- 10.3%
Inventory of Homes for Sale	4	**12**	+ 200.0%	--	--	--
Months Supply of Inventory	1.7	**4.0**	+ 135.3%	--	--	--
Cumulative Days on Market Until Sale	13	**31**	+ 138.5%	26	**27**	+ 3.8%
Percent of Original List Price Received*	103.7%	**97.9%**	- 5.6%	101.8%	**100.9%**	- 0.9%
New Listings	4	**6**	+ 50.0%	28	**38**	+ 35.7%

* 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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Braintree

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	28	**18**	- 35.7%	177	**200**	+ 13.0%
Closed Sales	22	**26**	+ 18.2%	158	**195**	+ 23.4%
Median Sales Price*	$681,250	**$712,500**	+ 4.6%	$732,500	**$750,000**	+ 2.4%
Inventory of Homes for Sale	39	**40**	+ 2.6%	--	--	--
Months Supply of Inventory	2.4	**2.0**	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	26	**36**	+ 38.5%	28	**29**	+ 3.6%
Percent of Original List Price Received*	99.3%	**99.2%**	- 0.1%	99.9%	**100.7%**	+ 0.8%
New Listings	29	**26**	- 10.3%	223	**249**	+ 11.7%

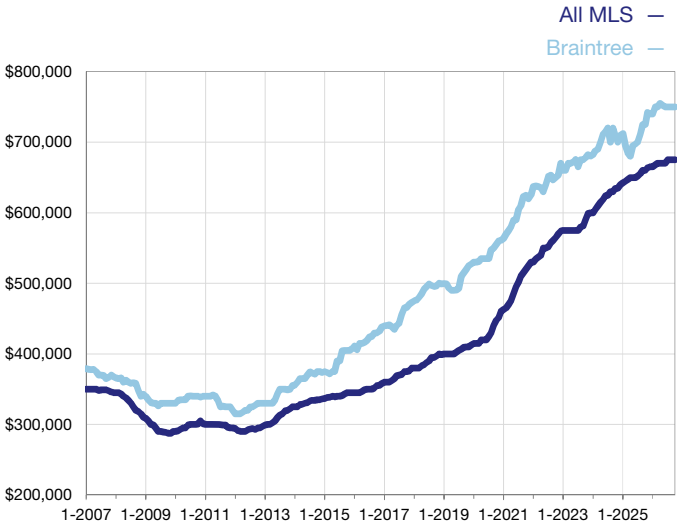
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Condominium Properties

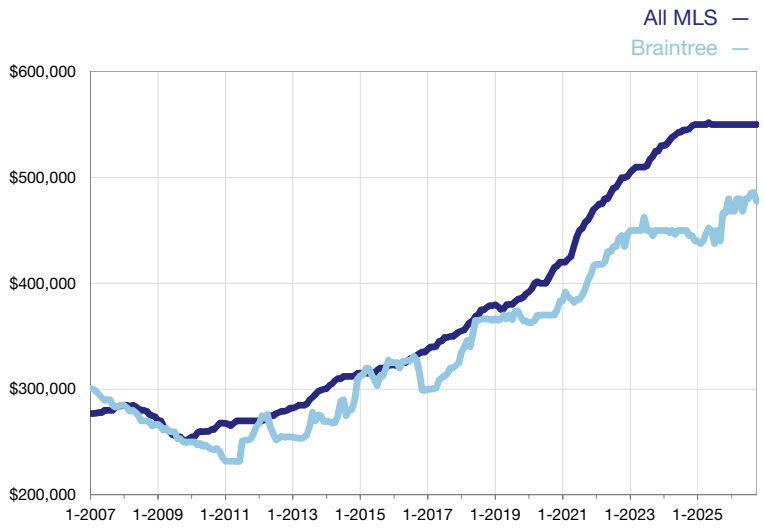
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**5**	- 16.7%	71	**66**	- 7.0%
Closed Sales	9	**8**	- 11.1%	66	**61**	- 7.6%
Median Sales Price*	$505,000	**$446,000**	- 11.7%	$479,950	**$480,000**	+ 0.0%
Inventory of Homes for Sale	22	**19**	- 13.6%	--	--	--
Months Supply of Inventory	3.2	**2.9**	- 9.4%	--	--	--
Cumulative Days on Market Until Sale	20	**72**	+ 260.0%	32	**49**	+ 53.1%
Percent of Original List Price Received*	99.5%	**95.5%**	- 4.0%	99.4%	**97.3%**	- 2.1%
New Listings	12	**9**	- 25.0%	98	**104**	+ 6.1%

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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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Bridgewater

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**9**	- 35.7%	136	**161**	+ 18.4%
Closed Sales	15	**13**	- 13.3%	128	**156**	+ 21.9%
Median Sales Price*	$627,000	**$640,000**	+ 2.1%	$651,000	**$645,000**	- 0.9%
Inventory of Homes for Sale	34	**55**	+ 61.8%	--	--	--
Months Supply of Inventory	2.7	**3.6**	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	51	**39**	- 23.5%	42	**35**	- 16.7%
Percent of Original List Price Received*	99.7%	**95.4%**	- 4.3%	101.2%	**100.1%**	- 1.1%
New Listings	14	**31**	+ 121.4%	182	**229**	+ 25.8%

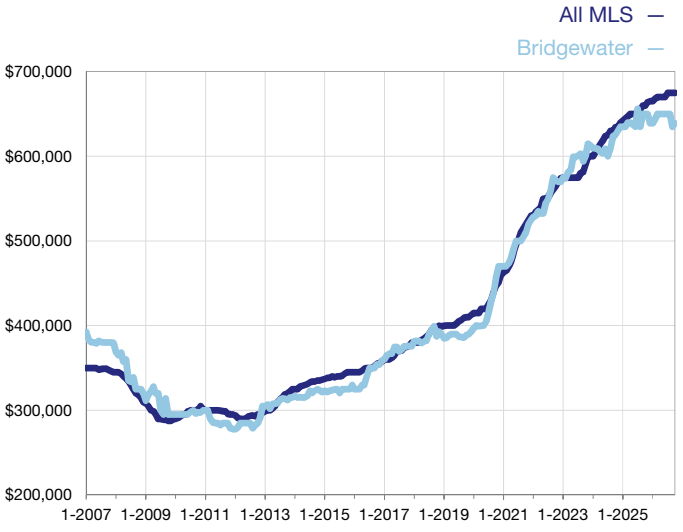
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Condominium Properties

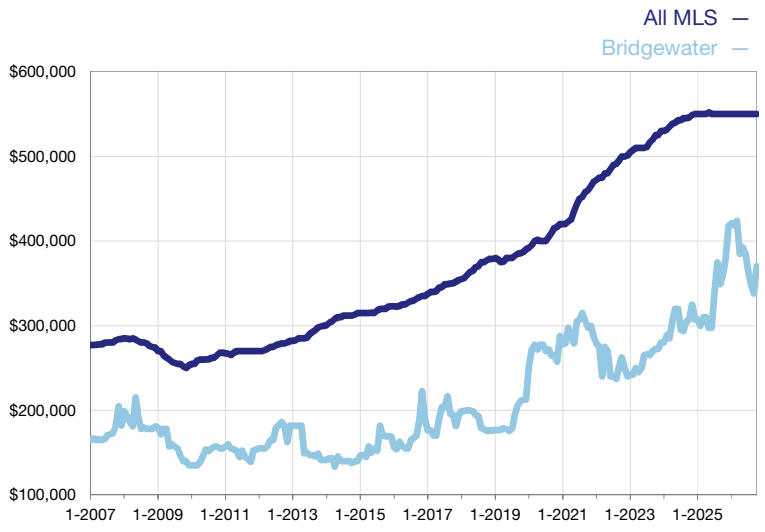
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**4**	- 42.9%	38	**45**	+ 18.4%
Closed Sales	4	**8**	+ 100.0%	31	**45**	+ 45.2%
Median Sales Price*	$276,250	**$366,500**	+ 32.7%	$359,900	**$318,000**	- 11.6%
Inventory of Homes for Sale	7	**12**	+ 71.4%	--	--	--
Months Supply of Inventory	2.1	**2.8**	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	46	**58**	+ 26.1%	28	**42**	+ 50.0%
Percent of Original List Price Received*	96.1%	**98.9%**	+ 2.9%	98.5%	**98.6%**	+ 0.1%
New Listings	6	**6**	0.0%	45	**63**	+ 40.0%

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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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Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**11**	+ 22.2%	80	**76**	- 5.0%
Closed Sales	17	**7**	- 58.8%	77	**64**	- 16.9%
Median Sales Price*	$575,000	**$700,000**	+ 21.7%	$580,000	**$560,185**	- 3.4%
Inventory of Homes for Sale	15	**25**	+ 66.7%	--	--	--
Months Supply of Inventory	1.9	**3.5**	+ 84.2%	--	--	--
Cumulative Days on Market Until Sale	25	**41**	+ 64.0%	45	**39**	- 13.3%
Percent of Original List Price Received*	99.8%	**97.9%**	- 1.9%	100.4%	**98.9%**	- 1.5%
New Listings	9	**14**	+ 55.6%	98	**100**	+ 2.0%

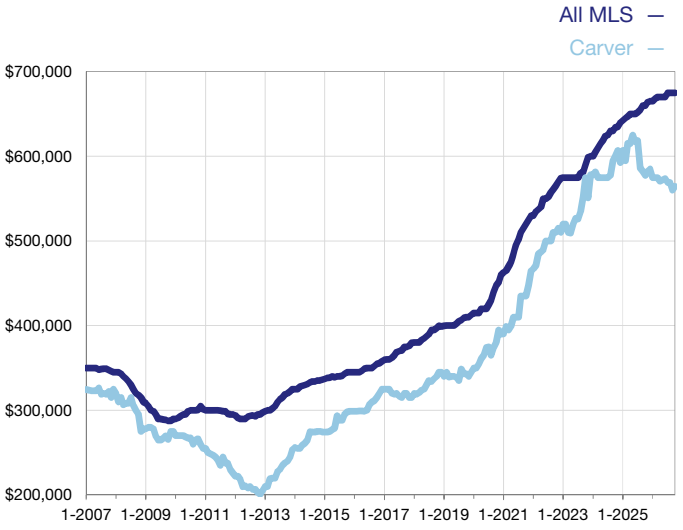
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Condominium Properties

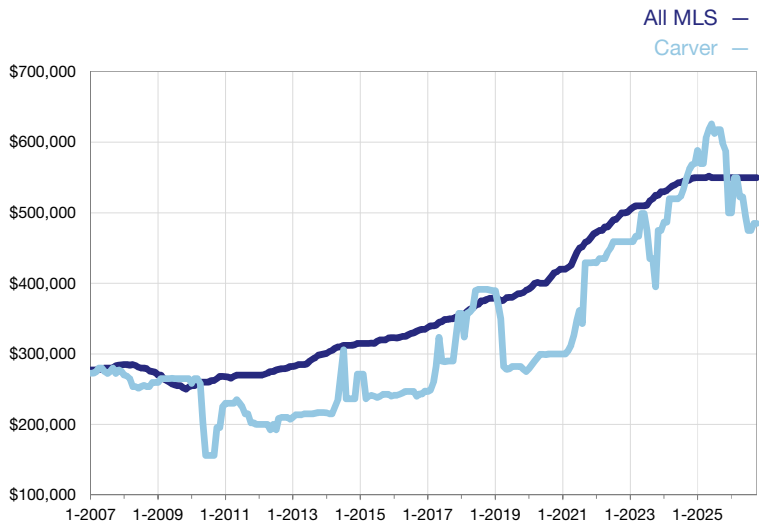
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**1**	- 75.0%	12	**7**	- 41.7%
Closed Sales	0	**2**	--	12	**7**	- 41.7%
Median Sales Price*	$0	**$550,750**	--	$589,132	**$525,000**	- 10.9%
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	0.5	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	**33**	--	32	**74**	+ 131.3%
Percent of Original List Price Received*	0.0%	**100.6%**	--	100.2%	**96.0%**	- 4.2%
New Listings	4	**0**	- 100.0%	13	**7**	- 46.2%

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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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Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**7**	+ 40.0%	74	**71**	- 4.1%
Closed Sales	5	**8**	+ 60.0%	71	**74**	+ 4.2%
Median Sales Price*	$1,485,000	**$1,430,193**	- 3.7%	$1,420,000	**$1,600,000**	+ 12.7%
Inventory of Homes for Sale	29	**12**	- 58.6%	--	--	--
Months Supply of Inventory	4.1	**1.6**	- 61.0%	--	--	--
Cumulative Days on Market Until Sale	16	**45**	+ 181.3%	34	**58**	+ 70.6%
Percent of Original List Price Received*	100.1%	**94.4%**	- 5.7%	97.9%	**98.4%**	+ 0.5%
New Listings	5	**9**	+ 80.0%	121	**95**	- 21.5%

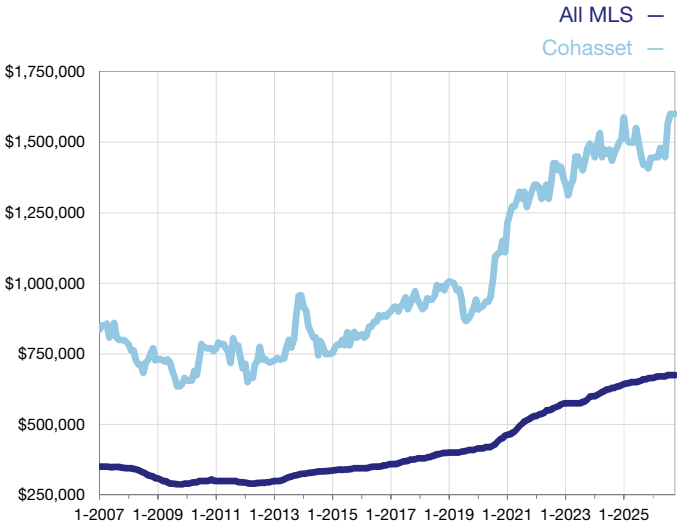
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Condominium Properties

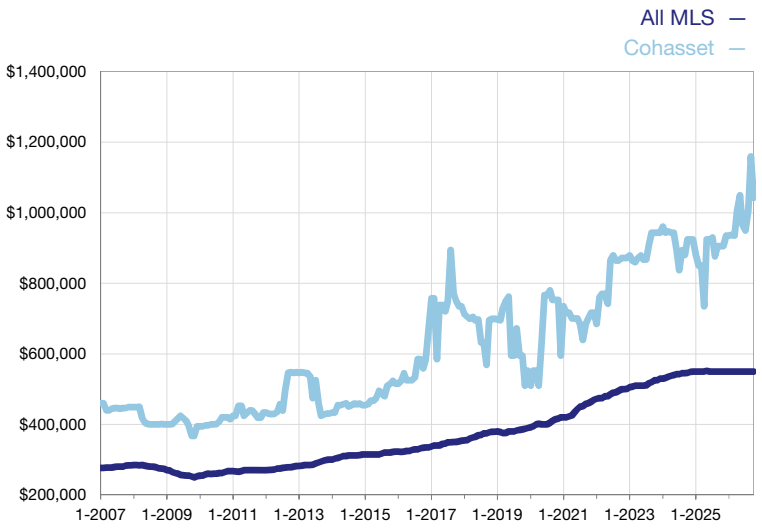
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	22	**18**	- 18.2%
Closed Sales	3	**1**	- 66.7%	22	**17**	- 22.7%
Median Sales Price*	$1,300,000	**$925,000**	- 28.8%	$905,650	**$965,000**	+ 6.6%
Inventory of Homes for Sale	9	**6**	- 33.3%	--	--	--
Months Supply of Inventory	3.9	**3.2**	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	29	**31**	+ 6.9%	44	**26**	- 40.9%
Percent of Original List Price Received*	95.8%	**100.0%**	+ 4.4%	96.8%	**98.4%**	+ 1.7%
New Listings	4	**3**	- 25.0%	44	**35**	- 20.5%

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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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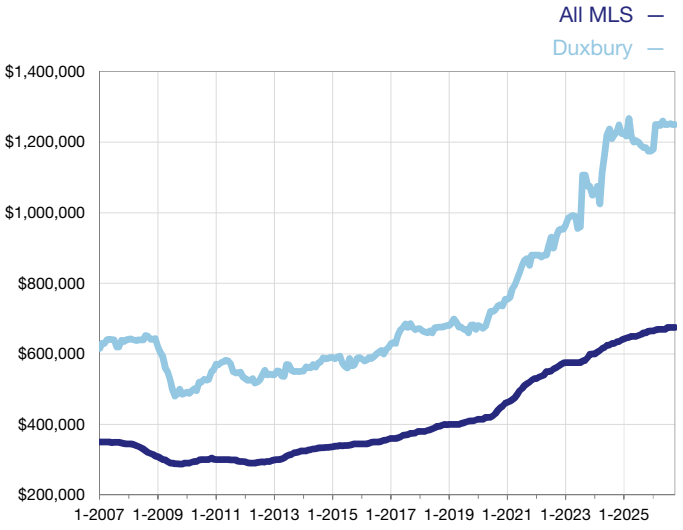
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**11**	+ 22.2%	129	**141**	+ 9.3%
Closed Sales	14	**7**	- 50.0%	133	**143**	+ 7.5%
Median Sales Price*	$1,062,000	**$1,150,000**	+ 8.3%	$1,175,000	**$1,250,000**	+ 6.4%
Inventory of Homes for Sale	40	**31**	- 22.5%	--	--	--
Months Supply of Inventory	3.2	**2.3**	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	73	**51**	- 30.1%	40	**47**	+ 17.5%
Percent of Original List Price Received*	94.2%	**101.2%**	+ 7.4%	98.2%	**99.1%**	+ 0.9%
New Listings	13	**20**	+ 53.8%	181	**176**	- 2.8%

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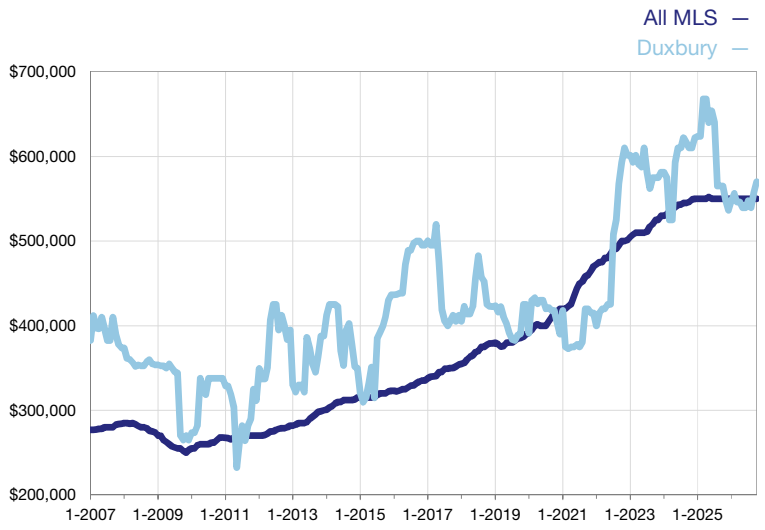
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**2**	- 33.3%	23	**23**	0.0%
Closed Sales	3	**2**	- 33.3%	22	**23**	+ 4.5%
Median Sales Price*	$449,000	**$542,500**	+ 20.8%	$556,250	**$585,000**	+ 5.2%
Inventory of Homes for Sale	11	**12**	+ 9.1%	--	--	--
Months Supply of Inventory	4.4	**5.1**	+ 15.9%	--	--	--
Cumulative Days on Market Until Sale	39	**79**	+ 102.6%	54	**66**	+ 22.2%
Percent of Original List Price Received*	97.7%	**93.0%**	- 4.8%	97.3%	**95.9%**	- 1.4%
New Listings	7	**3**	- 57.1%	34	**41**	+ 20.6%

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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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East Bridgewater

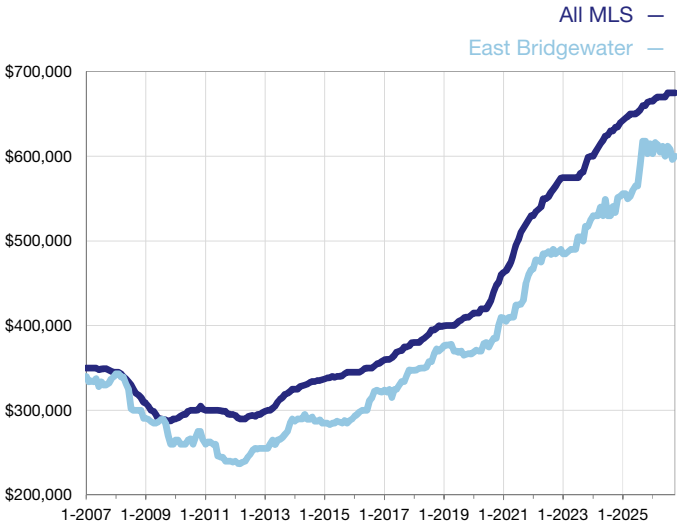
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	13	**5**	- 61.5%	81	**79**	- 2.5%
Closed Sales	9	**3**	- 66.7%	76	**79**	+ 3.9%
Median Sales Price*	$590,500	**$725,000**	+ 22.8%	$619,000	**$600,000**	- 3.1%
Inventory of Homes for Sale	19	**30**	+ 57.9%	--	--	--
Months Supply of Inventory	2.5	**3.6**	+ 44.0%	--	--	--
Cumulative Days on Market Until Sale	34	**38**	+ 11.8%	36	**38**	+ 5.6%
Percent of Original List Price Received*	99.7%	**89.3%**	- 10.4%	99.5%	**98.8%**	- 0.7%
New Listings	7	**13**	+ 85.7%	107	**111**	+ 3.7%

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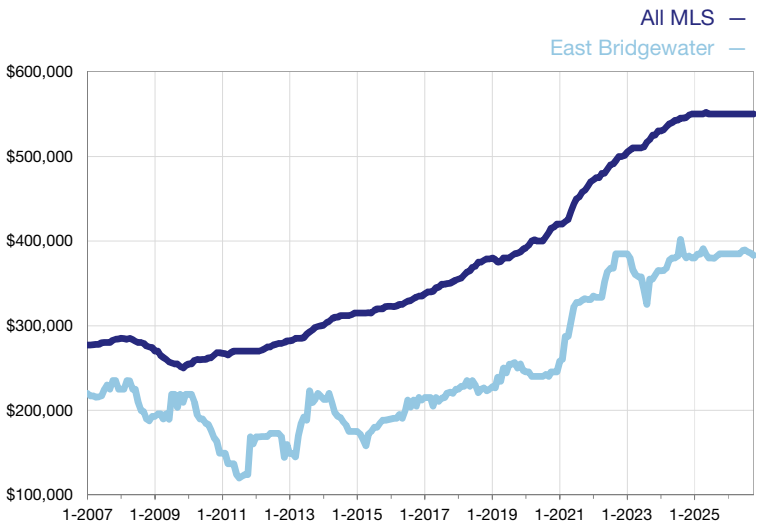
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	26	**18**	- 30.8%
Closed Sales	1	**1**	0.0%	24	**17**	- 29.2%
Median Sales Price*	$385,000	**$340,000**	- 11.7%	$385,000	**$386,000**	+ 0.3%
Inventory of Homes for Sale	3	**6**	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	**3.3**	+ 175.0%	--	--	--
Cumulative Days on Market Until Sale	33	**50**	+ 51.5%	36	**40**	+ 11.1%
Percent of Original List Price Received*	96.3%	**90.7%**	- 5.8%	99.7%	**97.7%**	- 2.0%
New Listings	4	**3**	- 25.0%	29	**25**	- 13.8%

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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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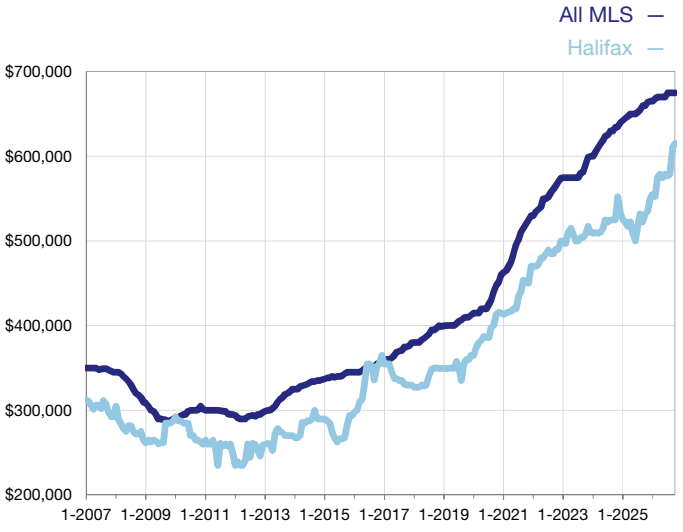
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**5**	- 54.5%	58	**73**	+ 25.9%
Closed Sales	9	**9**	0.0%	52	**74**	+ 42.3%
Median Sales Price*	$640,000	**$825,000**	+ 28.9%	$540,000	**$623,950**	+ 15.5%
Inventory of Homes for Sale	12	**7**	- 41.7%	--	--	--
Months Supply of Inventory	2.3	**1.0**	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	39	**36**	- 7.7%	44	**37**	- 15.9%
Percent of Original List Price Received*	99.1%	**97.5%**	- 1.6%	99.8%	**97.8%**	- 2.0%
New Listings	10	**7**	- 30.0%	63	**82**	+ 30.2%

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

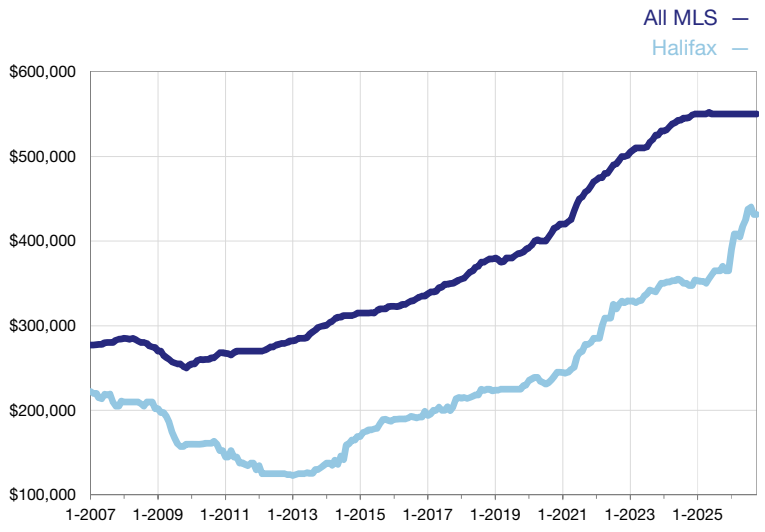
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**4**	+ 300.0%	23	**42**	+ 82.6%
Closed Sales	0	**0**	--	11	**44**	+ 300.0%
Median Sales Price*	$0	**$0**	--	$375,000	**$440,115**	+ 17.4%
Inventory of Homes for Sale	7	**9**	+ 28.6%	--	--	--
Months Supply of Inventory	2.7	**2.0**	- 25.9%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	21	**41**	+ 95.2%
Percent of Original List Price Received*	0.0%	**0.0%**	--	104.4%	**102.3%**	- 2.0%
New Listings	2	**7**	+ 250.0%	28	**51**	+ 82.1%

* 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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Hanover

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**14**	+ 40.0%	96	**109**	+ 13.5%
Closed Sales	10	**20**	+ 100.0%	93	**109**	+ 17.2%
Median Sales Price*	$1,032,500	**$822,500**	- 20.3%	$840,000	**$910,000**	+ 8.3%
Inventory of Homes for Sale	21	**20**	- 4.8%	--	--	--
Months Supply of Inventory	2.2	**1.9**	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	49	**48**	- 2.0%	35	**30**	- 14.3%
Percent of Original List Price Received*	96.3%	**98.0%**	+ 1.8%	100.2%	**102.0%**	+ 1.8%
New Listings	15	**9**	- 40.0%	116	**138**	+ 19.0%

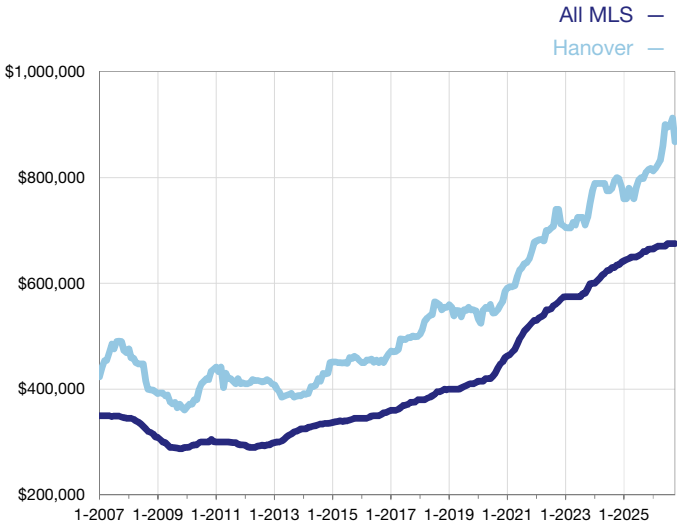
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Condominium Properties

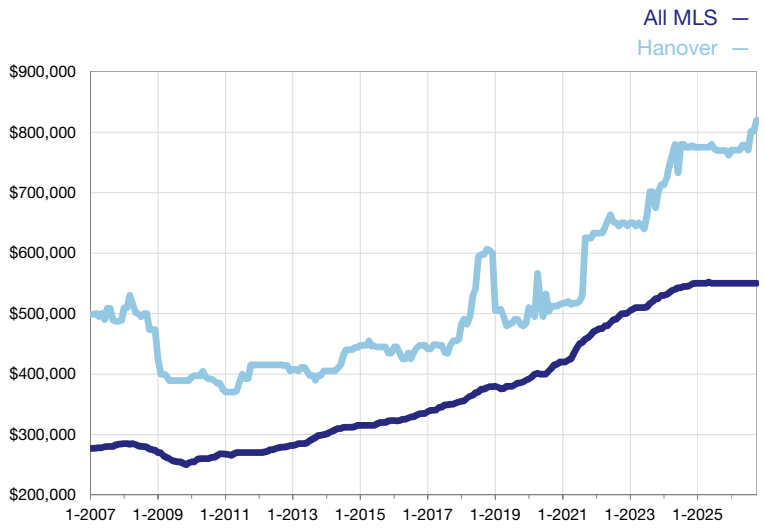
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	8	**5**	- 37.5%
Closed Sales	1	**0**	- 100.0%	10	**5**	- 50.0%
Median Sales Price*	$801,500	**$0**	- 100.0%	$770,450	**$880,000**	+ 14.2%
Inventory of Homes for Sale	1	**4**	+ 300.0%	--	--	--
Months Supply of Inventory	0.8	**3.3**	+ 312.5%	--	--	--
Cumulative Days on Market Until Sale	14	**0**	- 100.0%	42	**39**	- 7.1%
Percent of Original List Price Received*	100.2%	**0.0%**	- 100.0%	97.7%	**101.7%**	+ 4.1%
New Listings	0	**1**	--	9	**9**	0.0%

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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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Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**8**	- 27.3%	74	**63**	- 14.9%
Closed Sales	5	**9**	+ 80.0%	66	**64**	- 3.0%
Median Sales Price*	$639,000	**$535,000**	- 16.3%	$616,000	**$630,950**	+ 2.4%
Inventory of Homes for Sale	17	**16**	- 5.9%	--	--	--
Months Supply of Inventory	2.5	**2.5**	0.0%	--	--	--
Cumulative Days on Market Until Sale	71	**27**	- 62.0%	32	**41**	+ 28.1%
Percent of Original List Price Received*	90.8%	**100.5%**	+ 10.7%	100.5%	**99.8%**	- 0.7%
New Listings	12	**10**	- 16.7%	92	**83**	- 9.8%

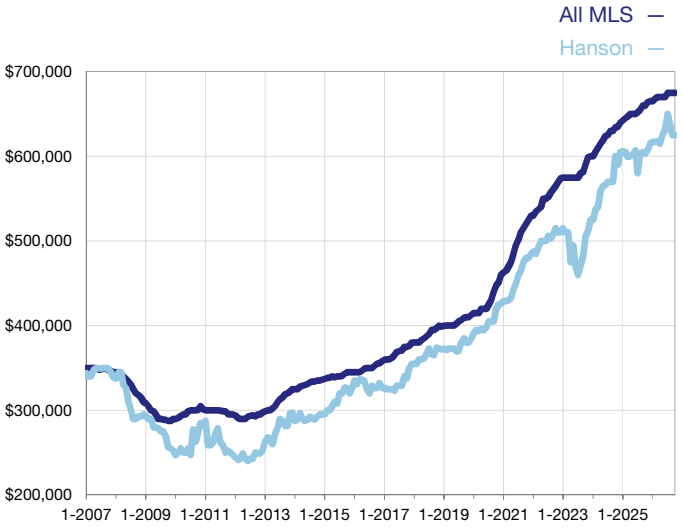
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Condominium Properties

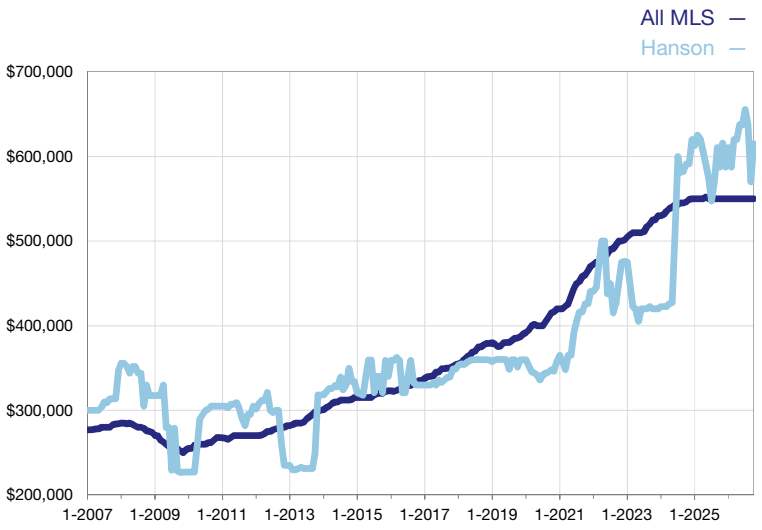
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**5**	+ 400.0%	34	**21**	- 38.2%
Closed Sales	1	**3**	+ 200.0%	35	**20**	- 42.9%
Median Sales Price*	$365,000	**$635,000**	+ 74.0%	$524,900	**$550,000**	+ 4.8%
Inventory of Homes for Sale	4	**3**	- 25.0%	--	--	--
Months Supply of Inventory	1.1	**1.4**	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	28	**54**	+ 92.9%	61	**59**	- 3.3%
Percent of Original List Price Received*	100.0%	**96.8%**	- 3.2%	100.0%	**100.0%**	0.0%
New Listings	0	**3**	--	32	**24**	- 25.0%

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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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Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	23	**33**	+ 43.5%	200	**203**	+ 1.5%
Closed Sales	18	**18**	0.0%	190	**182**	- 4.2%
Median Sales Price*	$1,107,500	**$1,315,500**	+ 18.8%	$1,360,000	**$1,540,000**	+ 13.2%
Inventory of Homes for Sale	50	**48**	- 4.0%	--	--	--
Months Supply of Inventory	2.6	**2.6**	0.0%	--	--	--
Cumulative Days on Market Until Sale	52	**31**	- 40.4%	41	**44**	+ 7.3%
Percent of Original List Price Received*	97.6%	**102.0%**	+ 4.5%	97.5%	**99.9%**	+ 2.5%
New Listings	25	**27**	+ 8.0%	269	**264**	- 1.9%

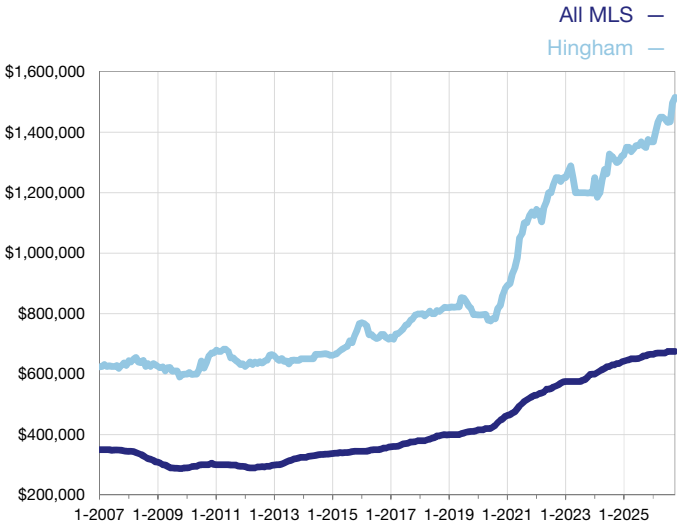
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Condominium Properties

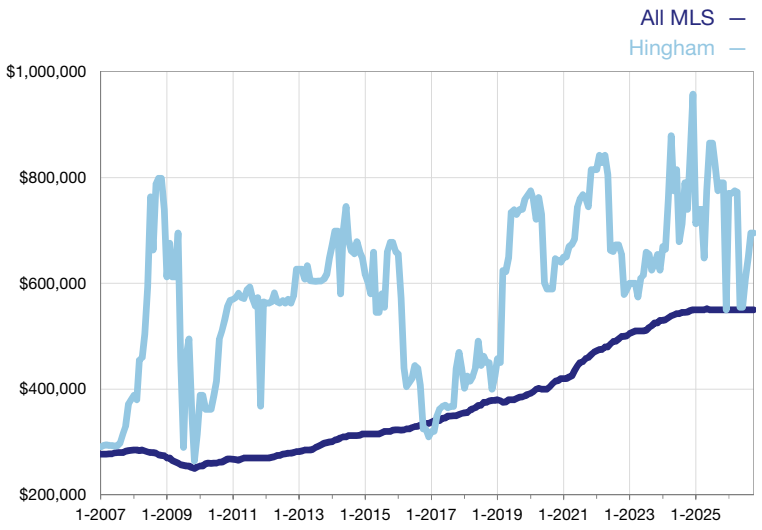
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**9**	+ 200.0%	45	**55**	+ 22.2%
Closed Sales	5	**5**	0.0%	43	**49**	+ 14.0%
Median Sales Price*	$510,000	**$485,000**	- 4.9%	$770,000	**$709,000**	- 7.9%
Inventory of Homes for Sale	8	**15**	+ 87.5%	--	--	--
Months Supply of Inventory	1.9	**3.0**	+ 57.9%	--	--	--
Cumulative Days on Market Until Sale	31	**73**	+ 135.5%	34	**41**	+ 20.6%
Percent of Original List Price Received*	100.7%	**97.2%**	- 3.5%	98.8%	**99.4%**	+ 0.6%
New Listings	3	**4**	+ 33.3%	54	**76**	+ 40.7%

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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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Holbrook

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**10**	+ 25.0%	95	**85**	- 10.5%
Closed Sales	7	**14**	+ 100.0%	88	**81**	- 8.0%
Median Sales Price*	$525,000	**$605,000**	+ 15.2%	$537,500	**$560,000**	+ 4.2%
Inventory of Homes for Sale	16	**28**	+ 75.0%	--	--	--
Months Supply of Inventory	1.7	**3.4**	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	31	**25**	- 19.4%	31	**31**	0.0%
Percent of Original List Price Received*	101.0%	**98.7%**	- 2.3%	101.0%	**100.5%**	- 0.5%
New Listings	10	**19**	+ 90.0%	112	**123**	+ 9.8%

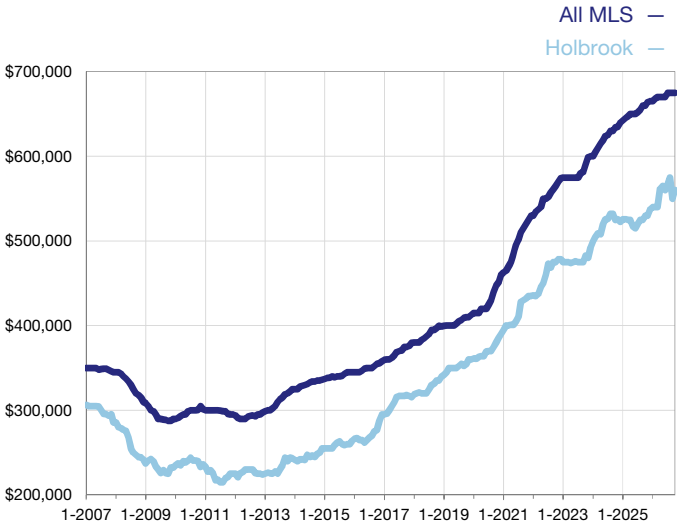
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Condominium Properties

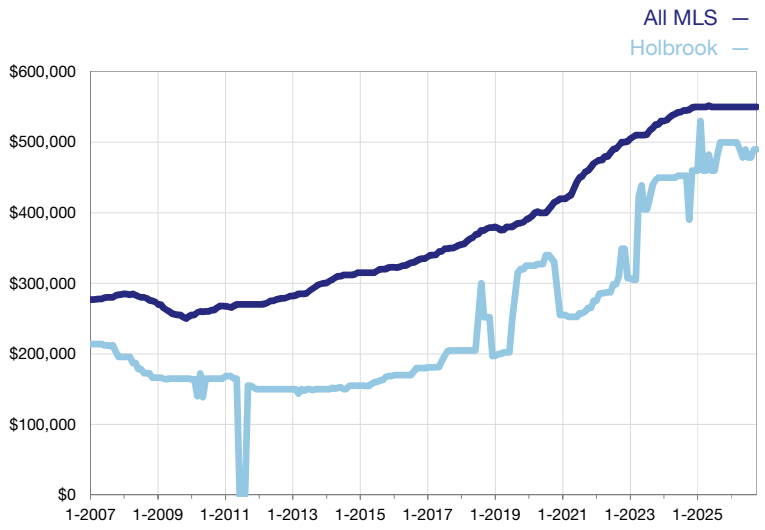
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	9	**11**	+ 22.2%
Closed Sales	3	**1**	- 66.7%	10	**10**	0.0%
Median Sales Price*	$499,900	**$539,000**	+ 7.8%	$499,900	**$489,950**	- 2.0%
Inventory of Homes for Sale	4	**3**	- 25.0%	--	--	--
Months Supply of Inventory	2.4	**1.6**	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	30	**20**	- 33.3%	33	**66**	+ 100.0%
Percent of Original List Price Received*	97.8%	**100.0%**	+ 2.2%	99.3%	**100.0%**	+ 0.7%
New Listings	0	**2**	--	15	**14**	- 6.7%

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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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Hull

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	12	**11**	- 8.3%	83	**98**	+ 18.1%
Closed Sales	8	**12**	+ 50.0%	80	**91**	+ 13.8%
Median Sales Price*	$886,000	**$774,500**	- 12.6%	$722,500	**$785,000**	+ 8.7%
Inventory of Homes for Sale	30	**27**	- 10.0%	--	--	--
Months Supply of Inventory	3.8	**3.1**	- 18.4%	--	--	--
Cumulative Days on Market Until Sale	47	**43**	- 8.5%	58	**59**	+ 1.7%
Percent of Original List Price Received*	100.8%	**95.3%**	- 5.5%	94.2%	**94.9%**	+ 0.7%
New Listings	12	**11**	- 8.3%	130	**141**	+ 8.5%

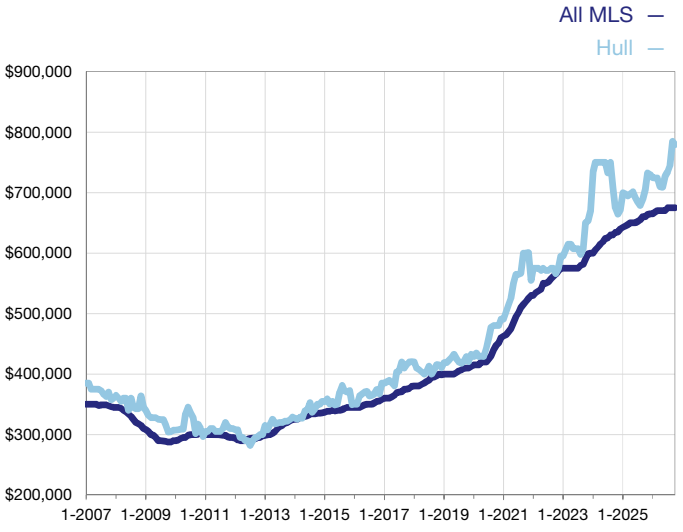
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Condominium Properties

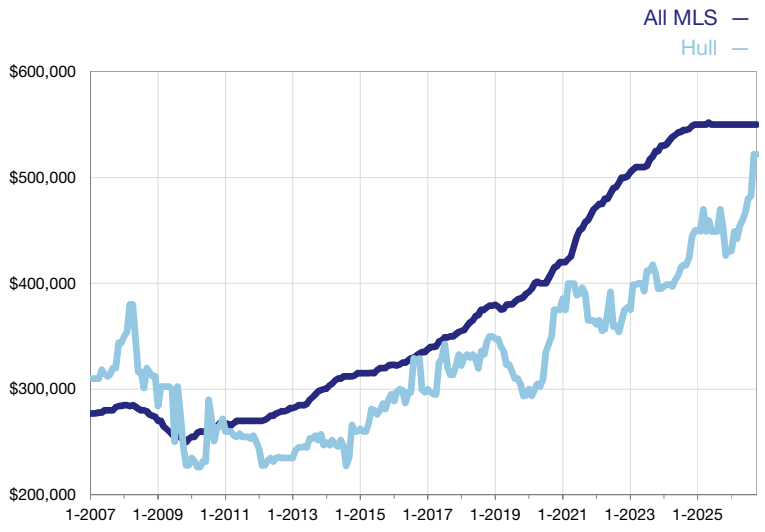
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	40	**38**	- 5.0%
Closed Sales	2	**4**	+ 100.0%	43	**39**	- 9.3%
Median Sales Price*	$422,500	**$410,013**	- 3.0%	$449,000	**$530,000**	+ 18.0%
Inventory of Homes for Sale	16	**21**	+ 31.3%	--	--	--
Months Supply of Inventory	3.8	**6.1**	+ 60.5%	--	--	--
Cumulative Days on Market Until Sale	11	**26**	+ 136.4%	56	**59**	+ 5.4%
Percent of Original List Price Received*	99.7%	**97.4%**	- 2.3%	96.5%	**96.7%**	+ 0.2%
New Listings	3	**8**	+ 166.7%	71	**73**	+ 2.8%

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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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Kingston

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**13**	- 7.1%	102	**111**	+ 8.8%
Closed Sales	11	**12**	+ 9.1%	95	**104**	+ 9.5%
Median Sales Price*	$860,000	**$737,450**	- 14.3%	$780,000	**$725,000**	- 7.1%
Inventory of Homes for Sale	25	**28**	+ 12.0%	--	--	--
Months Supply of Inventory	2.5	**2.8**	+ 12.0%	--	--	--
Cumulative Days on Market Until Sale	55	**40**	- 27.3%	43	**44**	+ 2.3%
Percent of Original List Price Received*	97.0%	**97.3%**	+ 0.3%	99.4%	**98.1%**	- 1.3%
New Listings	10	**19**	+ 90.0%	125	**140**	+ 12.0%

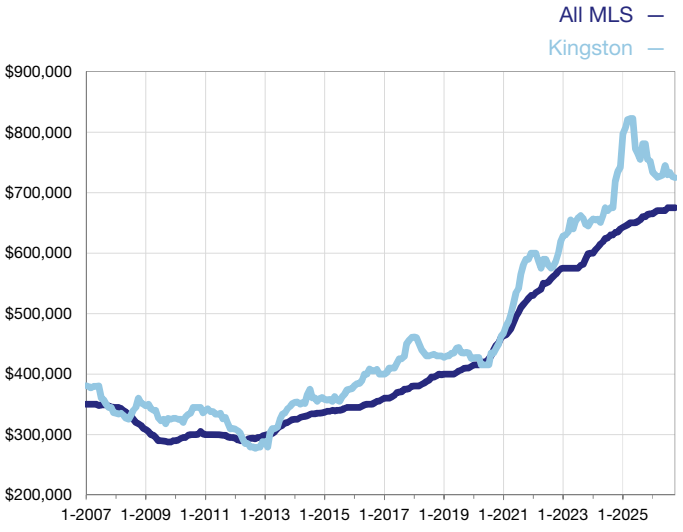
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Condominium Properties

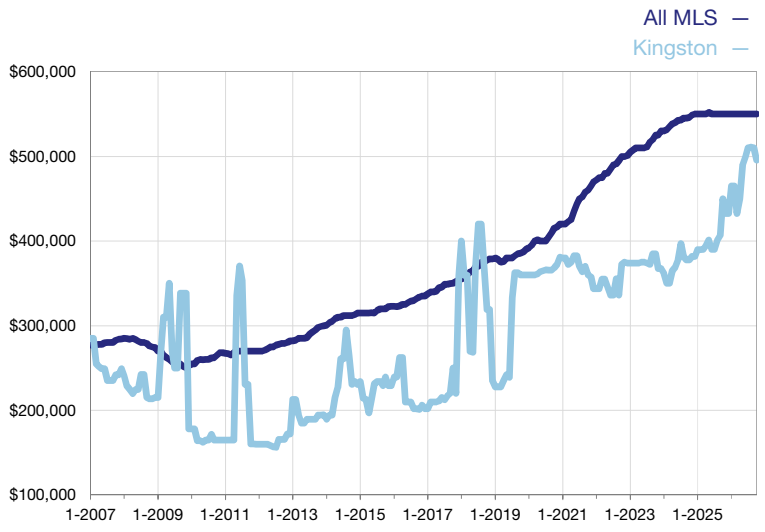
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**2**	--	12	**14**	+ 16.7%
Closed Sales	1	**2**	+ 100.0%	13	**13**	0.0%
Median Sales Price*	$711,000	**$425,450**	- 40.2%	$449,900	**$500,000**	+ 11.1%
Inventory of Homes for Sale	1	**3**	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	**1.5**	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	27	**27**	0.0%	30	**21**	- 30.0%
Percent of Original List Price Received*	101.6%	**97.6%**	- 3.9%	99.1%	**102.0%**	+ 2.9%
New Listings	0	**3**	--	13	**18**	+ 38.5%

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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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Marshfield

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	24	**22**	- 8.3%	203	**190**	- 6.4%
Closed Sales	22	**15**	- 31.8%	188	**183**	- 2.7%
Median Sales Price*	$850,000	**$917,000**	+ 7.9%	$805,000	**$830,000**	+ 3.1%
Inventory of Homes for Sale	49	**35**	- 28.6%	--	--	--
Months Supply of Inventory	2.6	**1.9**	- 26.9%	--	--	--
Cumulative Days on Market Until Sale	35	**61**	+ 74.3%	34	**40**	+ 17.6%
Percent of Original List Price Received*	98.1%	**94.6%**	- 3.6%	99.6%	**99.9%**	+ 0.3%
New Listings	31	**23**	- 25.8%	251	**237**	- 5.6%

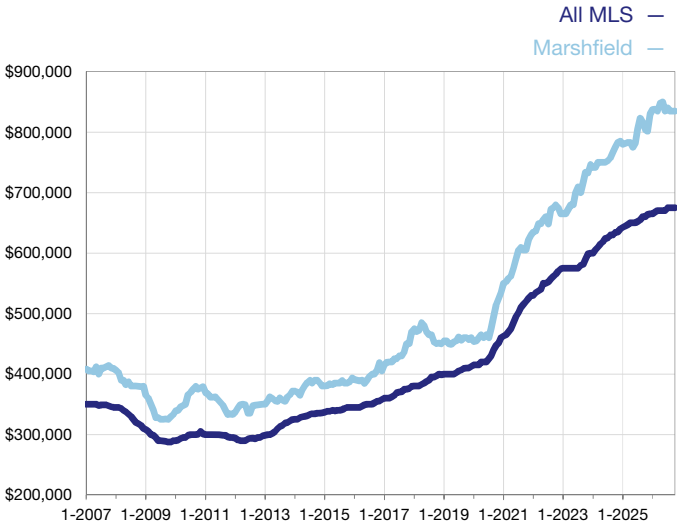
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Condominium Properties

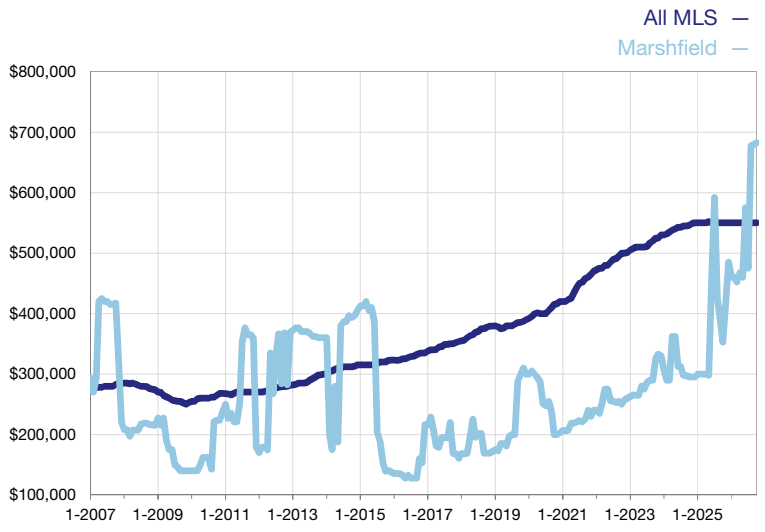
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**2**	- 50.0%	28	**34**	+ 21.4%
Closed Sales	6	**3**	- 50.0%	27	**32**	+ 18.5%
Median Sales Price*	$362,250	**$375,000**	+ 3.5%	$460,000	**$677,500**	+ 47.3%
Inventory of Homes for Sale	5	**8**	+ 60.0%	--	--	--
Months Supply of Inventory	1.7	**2.5**	+ 47.1%	--	--	--
Cumulative Days on Market Until Sale	23	**50**	+ 117.4%	25	**53**	+ 112.0%
Percent of Original List Price Received*	94.8%	**97.9%**	+ 3.3%	98.7%	**97.0%**	- 1.7%
New Listings	2	**2**	0.0%	39	**43**	+ 10.3%

* 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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Norwell

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**12**	+ 100.0%	102	**101**	- 1.0%
Closed Sales	8	**9**	+ 12.5%	102	**97**	- 4.9%
Median Sales Price*	$1,075,000	**$1,066,000**	- 0.8%	$1,177,500	**$1,079,000**	- 8.4%
Inventory of Homes for Sale	33	**21**	- 36.4%	--	--	--
Months Supply of Inventory	3.6	**2.2**	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	44	**54**	+ 22.7%	28	**45**	+ 60.7%
Percent of Original List Price Received*	97.9%	**97.5%**	- 0.4%	100.3%	**99.9%**	- 0.4%
New Listings	7	**12**	+ 71.4%	142	**132**	- 7.0%

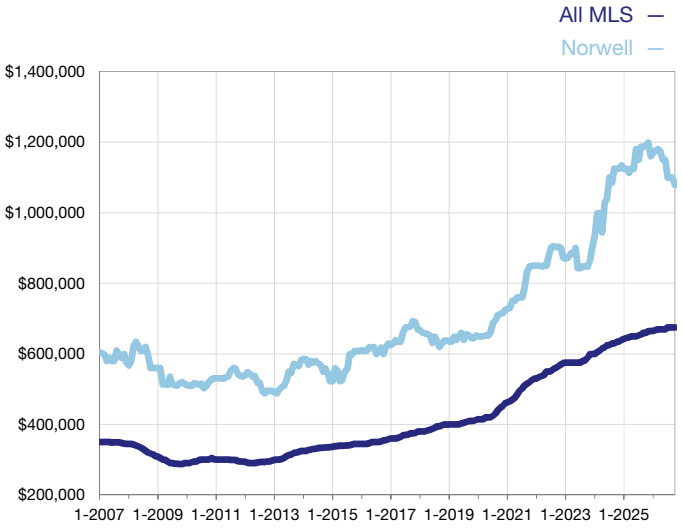
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Condominium Properties

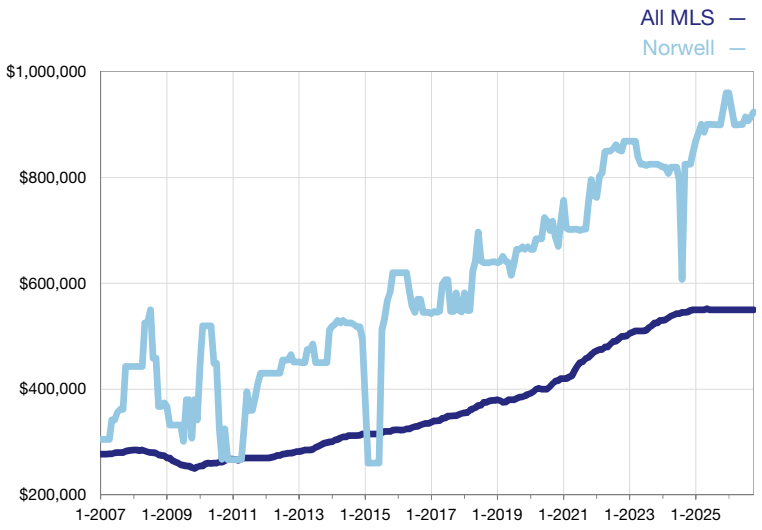
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	10	**12**	+ 20.0%
Closed Sales	0	**3**	--	8	**11**	+ 37.5%
Median Sales Price*	$0	**$936,000**	--	$932,550	**$923,000**	- 1.0%
Inventory of Homes for Sale	1	**1**	0.0%	--	--	--
Months Supply of Inventory	0.7	**0.6**	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	0	**14**	--	62	**28**	- 54.8%
Percent of Original List Price Received*	0.0%	**99.8%**	--	96.4%	**99.1%**	+ 2.8%
New Listings	2	**2**	0.0%	9	**12**	+ 33.3%

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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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Pembroke

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**15**	+ 7.1%	118	**129**	+ 9.3%
Closed Sales	12	**20**	+ 66.7%	106	**131**	+ 23.6%
Median Sales Price*	$582,500	**$625,000**	+ 7.3%	$657,500	**$680,000**	+ 3.4%
Inventory of Homes for Sale	23	**18**	- 21.7%	--	--	--
Months Supply of Inventory	2.1	**1.4**	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	32	**28**	- 12.5%	32	**29**	- 9.4%
Percent of Original List Price Received*	102.2%	**99.8%**	- 2.3%	100.8%	**100.8%**	0.0%
New Listings	16	**10**	- 37.5%	138	**150**	+ 8.7%

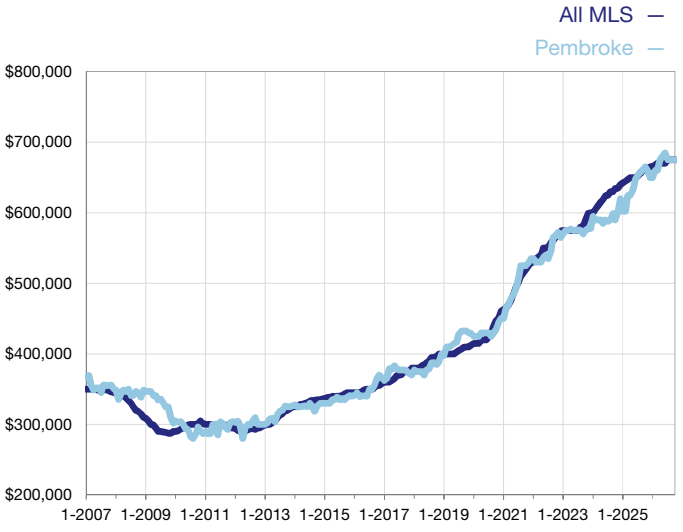
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Condominium Properties

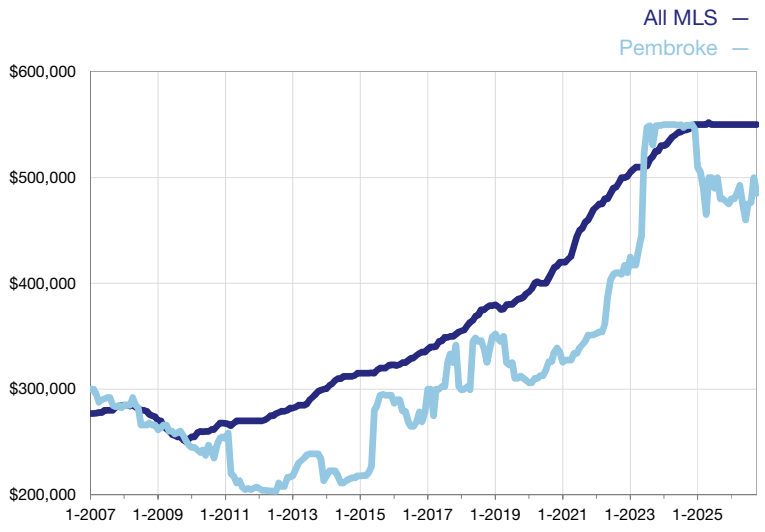
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**6**	+ 500.0%	24	**27**	+ 12.5%
Closed Sales	3	**3**	0.0%	25	**23**	- 8.0%
Median Sales Price*	$361,000	**$445,000**	+ 23.3%	$475,000	**$485,000**	+ 2.1%
Inventory of Homes for Sale	6	**4**	- 33.3%	--	--	--
Months Supply of Inventory	2.3	**1.4**	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	21	**48**	+ 128.6%	34	**41**	+ 20.6%
Percent of Original List Price Received*	102.7%	**91.8%**	- 10.6%	100.2%	**97.8%**	- 2.4%
New Listings	3	**3**	0.0%	30	**28**	- 6.7%

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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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Plymouth

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	77	**65**	- 15.6%	566	**609**	+ 7.6%
Closed Sales	69	**69**	0.0%	533	**595**	+ 11.6%
Median Sales Price*	$699,900	**$797,900**	+ 14.0%	$688,000	**$720,000**	+ 4.7%
Inventory of Homes for Sale	146	**188**	+ 28.8%	--	--	--
Months Supply of Inventory	2.7	**3.2**	+ 18.5%	--	--	--
Cumulative Days on Market Until Sale	51	**71**	+ 39.2%	51	**49**	- 3.9%
Percent of Original List Price Received*	97.8%	**99.3%**	+ 1.5%	99.4%	**99.5%**	+ 0.1%
New Listings	70	**89**	+ 27.1%	728	**841**	+ 15.5%

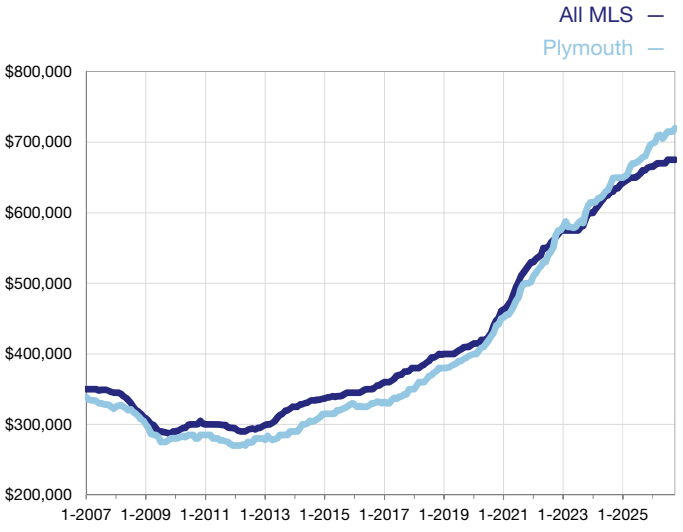
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Condominium Properties

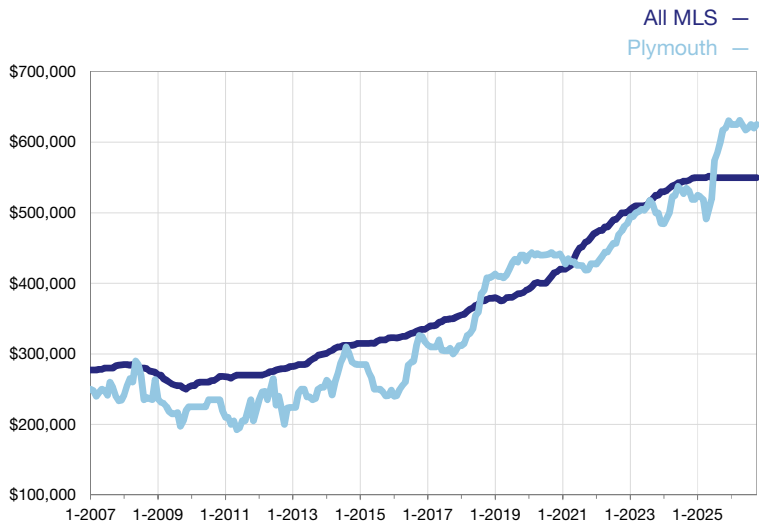
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	20	**18**	- 10.0%	217	**274**	+ 26.3%
Closed Sales	26	**26**	0.0%	213	**266**	+ 24.9%
Median Sales Price*	$628,062	**$700,000**	+ 11.5%	$630,000	**$625,000**	- 0.8%
Inventory of Homes for Sale	85	**93**	+ 9.4%	--	--	--
Months Supply of Inventory	4.1	**3.5**	- 14.6%	--	--	--
Cumulative Days on Market Until Sale	64	**46**	- 28.1%	66	**68**	+ 3.0%
Percent of Original List Price Received*	99.8%	**103.3%**	+ 3.5%	98.5%	**99.6%**	+ 1.1%
New Listings	38	**44**	+ 15.8%	310	**377**	+ 21.6%

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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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Plympton

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**4**	- 20.0%	15	**25**	+ 66.7%
Closed Sales	1	**2**	+ 100.0%	12	**24**	+ 100.0%
Median Sales Price*	$850,000	**$612,500**	- 27.9%	$767,200	**$692,500**	- 9.7%
Inventory of Homes for Sale	11	**3**	- 72.7%	--	--	--
Months Supply of Inventory	5.5	**1.1**	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	121	**39**	- 67.8%	86	**45**	- 47.7%
Percent of Original List Price Received*	97.8%	**96.3%**	- 1.5%	94.9%	**99.1%**	+ 4.4%
New Listings	6	**2**	- 66.7%	30	**29**	- 3.3%

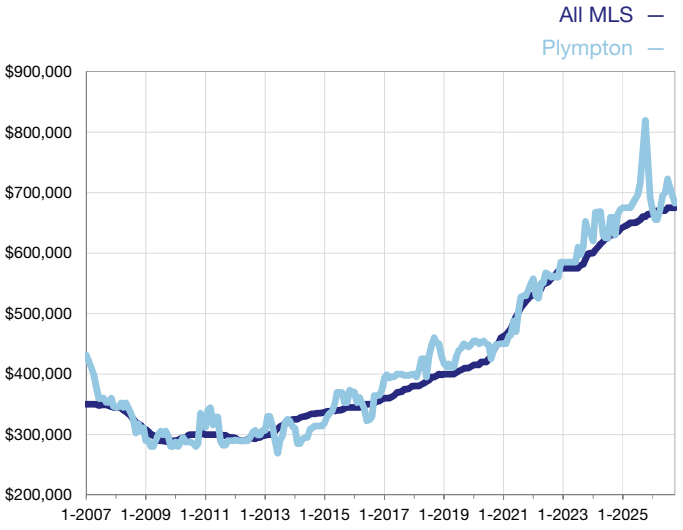
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Condominium Properties

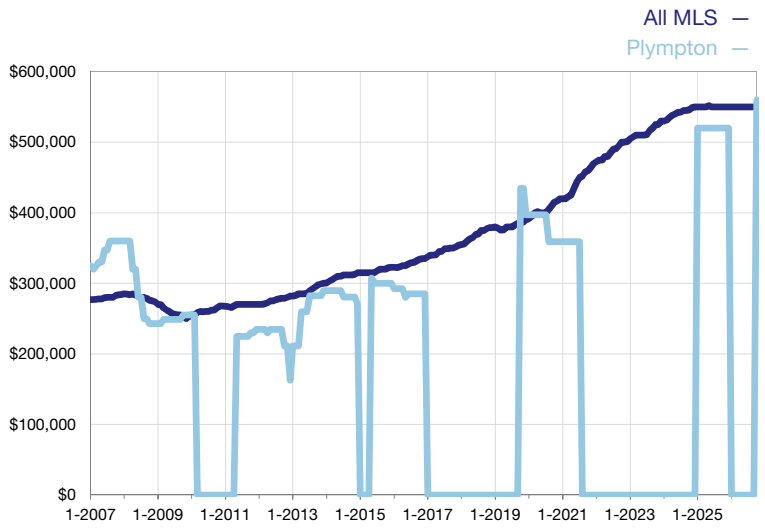
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	1	**1**	0.0%
Closed Sales	0	**1**	--	1	**1**	0.0%
Median Sales Price*	$0	**$560,000**	--	$519,999	**$560,000**	+ 7.7%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**20**	--	49	**20**	- 59.2%
Percent of Original List Price Received*	0.0%	**100.0%**	--	94.5%	**100.0%**	+ 5.8%
New Listings	0	**0**	--	0	**1**	--

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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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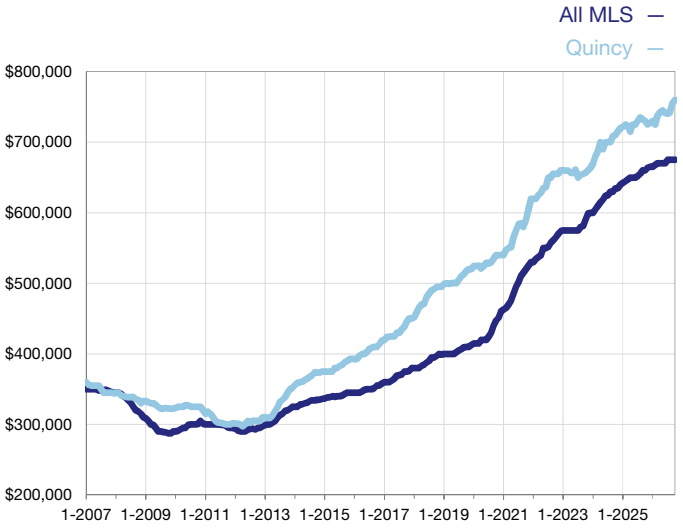
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	37	**36**	- 2.7%	312	**265**	- 15.1%
Closed Sales	30	**27**	- 10.0%	300	**249**	- 17.0%
Median Sales Price*	$697,500	**$730,000**	+ 4.7%	$720,000	**$759,000**	+ 5.4%
Inventory of Homes for Sale	46	**66**	+ 43.5%	--	--	--
Months Supply of Inventory	1.5	**2.5**	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	31	**36**	+ 16.1%	32	**30**	- 6.3%
Percent of Original List Price Received*	99.0%	**99.3%**	+ 0.3%	100.8%	**100.9%**	+ 0.1%
New Listings	37	**50**	+ 35.1%	370	**366**	- 1.1%

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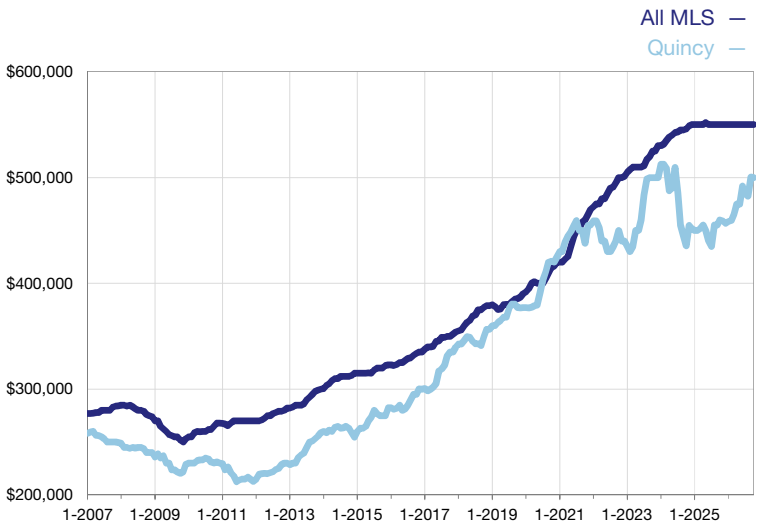
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	28	**38**	+ 35.7%	274	**291**	+ 6.2%
Closed Sales	24	**24**	0.0%	267	**263**	- 1.5%
Median Sales Price*	$477,450	**$475,000**	- 0.5%	$455,000	**$510,000**	+ 12.1%
Inventory of Homes for Sale	85	**94**	+ 10.6%	--	--	--
Months Supply of Inventory	3.3	**3.4**	+ 3.0%	--	--	--
Cumulative Days on Market Until Sale	54	**39**	- 27.8%	40	**43**	+ 7.5%
Percent of Original List Price Received*	98.2%	**96.8%**	- 1.4%	98.4%	**97.6%**	- 0.8%
New Listings	44	**44**	0.0%	381	**514**	+ 34.9%

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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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Rockland

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	12	**11**	- 8.3%	120	**114**	- 5.0%
Closed Sales	8	**9**	+ 12.5%	110	**113**	+ 2.7%
Median Sales Price*	$611,000	**$600,000**	- 1.8%	$560,000	**$600,000**	+ 7.1%
Inventory of Homes for Sale	13	**25**	+ 92.3%	--	--	--
Months Supply of Inventory	1.2	**2.4**	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	39	**28**	- 28.2%	28	**29**	+ 3.6%
Percent of Original List Price Received*	95.1%	**100.4%**	+ 5.6%	101.4%	**101.7%**	+ 0.3%
New Listings	13	**15**	+ 15.4%	130	**145**	+ 11.5%

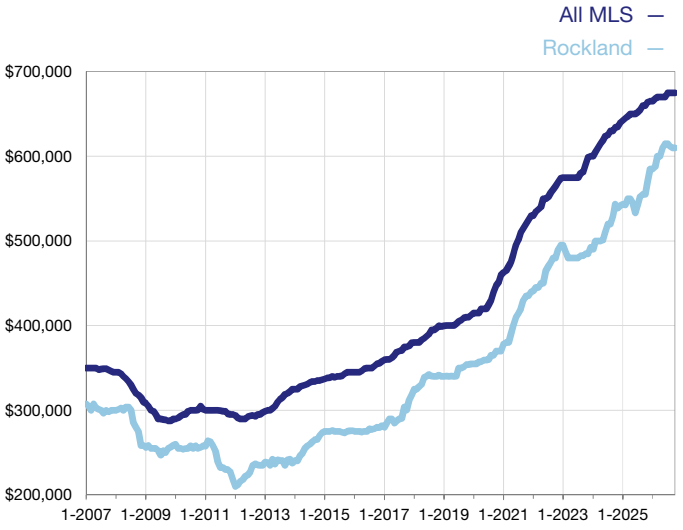
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Condominium Properties

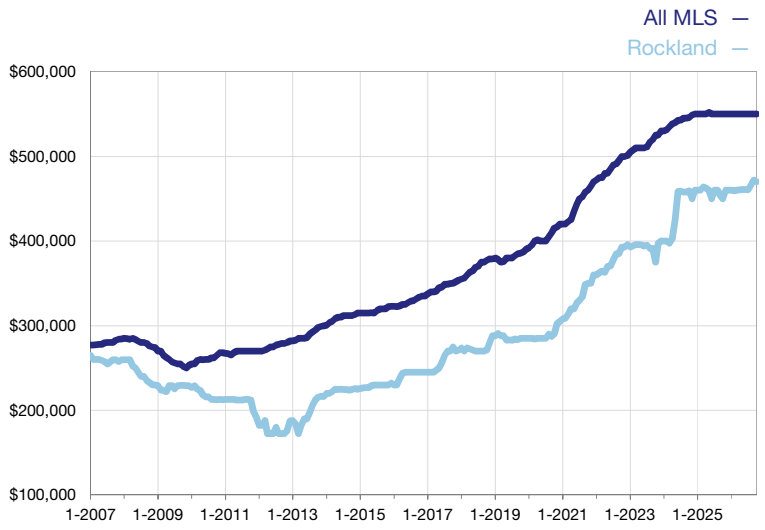
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**5**	0.0%	52	**38**	- 26.9%
Closed Sales	6	**2**	- 66.7%	49	**35**	- 28.6%
Median Sales Price*	$467,500	**$284,500**	- 39.1%	$450,000	**$470,000**	+ 4.4%
Inventory of Homes for Sale	7	**19**	+ 171.4%	--	--	--
Months Supply of Inventory	1.4	**5.6**	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	54	**72**	+ 33.3%	42	**36**	- 14.3%
Percent of Original List Price Received*	97.7%	**91.1%**	- 6.8%	98.6%	**98.7%**	+ 0.1%
New Listings	5	**8**	+ 60.0%	57	**60**	+ 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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Scituate

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	17	**14**	- 17.6%	151	**160**	+ 6.0%
Closed Sales	13	**13**	0.0%	142	**154**	+ 8.5%
Median Sales Price*	$985,000	**$1,095,000**	+ 11.2%	$1,150,000	**$1,125,000**	- 2.2%
Inventory of Homes for Sale	49	**34**	- 30.6%	--	--	--
Months Supply of Inventory	3.3	**2.2**	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	42	**36**	- 14.3%	44	**36**	- 18.2%
Percent of Original List Price Received*	95.8%	**101.1%**	+ 5.5%	98.9%	**100.2%**	+ 1.3%
New Listings	21	**17**	- 19.0%	215	**223**	+ 3.7%

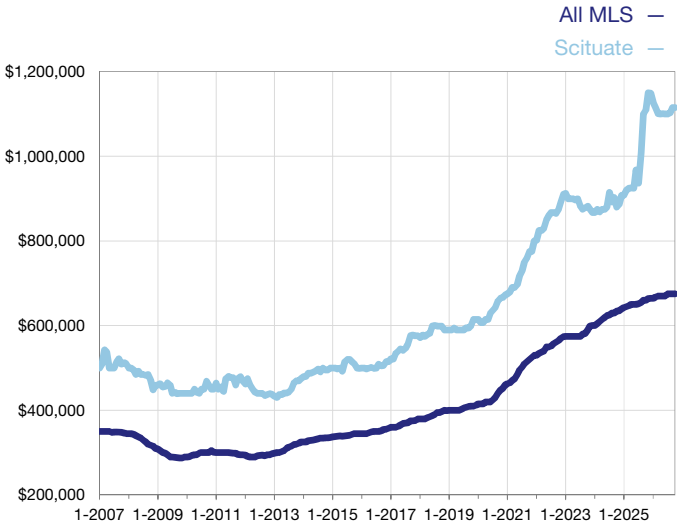
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Condominium Properties

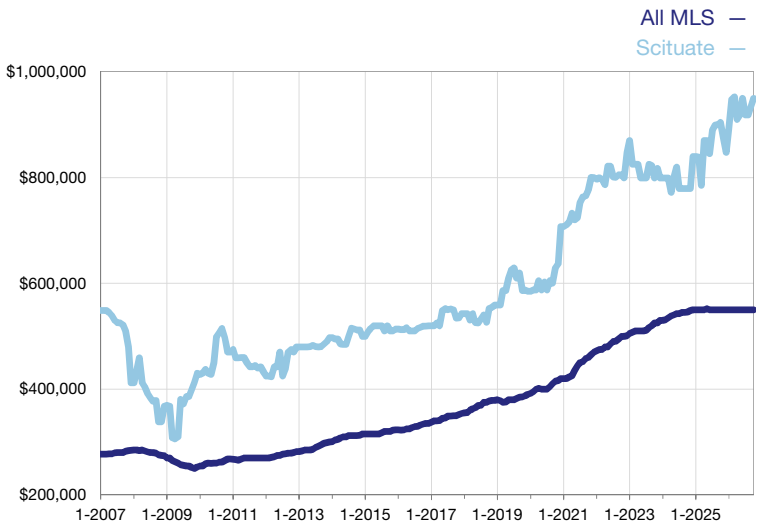
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**6**	+ 100.0%	39	**34**	- 12.8%
Closed Sales	4	**5**	+ 25.0%	36	**33**	- 8.3%
Median Sales Price*	$767,500	**$825,000**	+ 7.5%	$887,000	**$955,000**	+ 7.7%
Inventory of Homes for Sale	12	**1**	- 91.7%	--	--	--
Months Supply of Inventory	3.1	**0.3**	- 90.3%	--	--	--
Cumulative Days on Market Until Sale	30	**50**	+ 66.7%	45	**68**	+ 51.1%
Percent of Original List Price Received*	99.7%	**98.7%**	- 1.0%	97.4%	**97.9%**	+ 0.5%
New Listings	5	**3**	- 40.0%	51	**32**	- 37.3%

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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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Weymouth

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	40	**33**	- 17.5%	345	**318**	- 7.8%
Closed Sales	37	**23**	- 37.8%	328	**305**	- 7.0%
Median Sales Price*	$672,500	**$685,000**	+ 1.9%	$659,000	**$685,000**	+ 3.9%
Inventory of Homes for Sale	59	**66**	+ 11.9%	--	--	--
Months Supply of Inventory	1.8	**2.1**	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	29	**46**	+ 58.6%	28	**36**	+ 28.6%
Percent of Original List Price Received*	99.1%	**97.7%**	- 1.4%	100.9%	**101.7%**	+ 0.8%
New Listings	45	**51**	+ 13.3%	404	**388**	- 4.0%

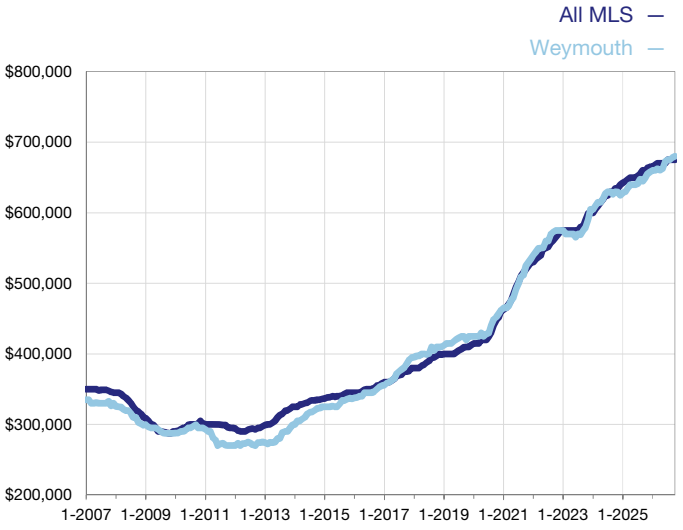
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

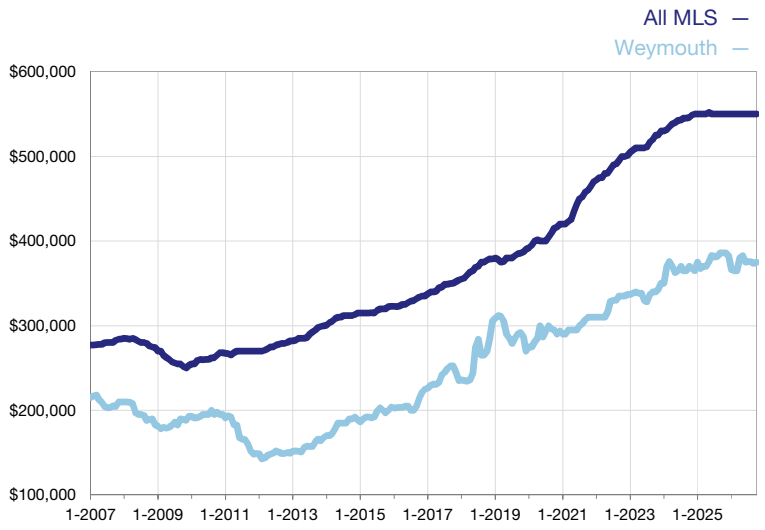
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	16	**13**	- 18.8%	127	**134**	+ 5.5%
Closed Sales	12	**14**	+ 16.7%	128	**130**	+ 1.6%
Median Sales Price*	$347,450	**$371,250**	+ 6.8%	$388,000	**$375,500**	- 3.2%
Inventory of Homes for Sale	26	**33**	+ 26.9%	--	--	--
Months Supply of Inventory	2.1	**2.5**	+ 19.0%	--	--	--
Cumulative Days on Market Until Sale	34	**41**	+ 20.6%	42	**38**	- 9.5%
Percent of Original List Price Received*	97.6%	**98.3%**	+ 0.7%	98.8%	**97.9%**	- 0.9%
New Listings	11	**22**	+ 100.0%	162	**180**	+ 11.1%

* 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®**

South Shore Realtors®

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Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**10**	0.0%	75	**75**	0.0%
Closed Sales	9	**10**	+ 11.1%	70	**71**	+ 1.4%
Median Sales Price*	$560,000	**$548,488**	- 2.1%	$529,950	**$575,000**	+ 8.5%
Inventory of Homes for Sale	13	**14**	+ 7.7%	--	--	--
Months Supply of Inventory	1.9	**1.9**	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	**37**	+ 48.0%	31	**39**	+ 25.8%
Percent of Original List Price Received*	99.8%	**98.6%**	- 1.2%	100.6%	**100.6%**	0.0%
New Listings	11	**11**	0.0%	91	**93**	+ 2.2%

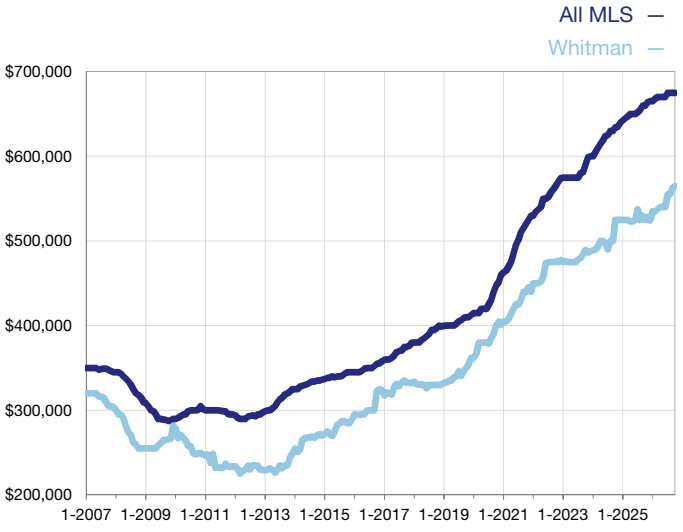
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Condominium Properties

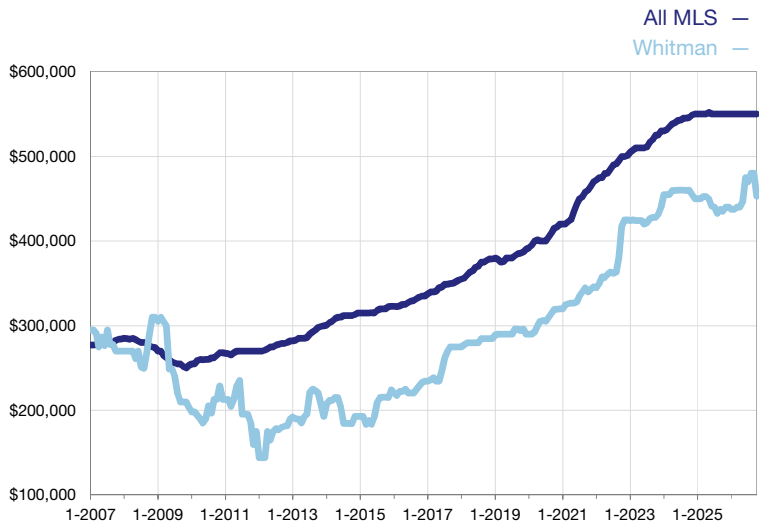
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**2**	+ 100.0%	23	**34**	+ 47.8%
Closed Sales	0	**3**	--	26	**29**	+ 11.5%
Median Sales Price*	$0	**$445,000**	--	$441,250	**$455,000**	+ 3.1%
Inventory of Homes for Sale	4	**8**	+ 100.0%	--	--	--
Months Supply of Inventory	1.5	**2.2**	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	0	**27**	--	36	**31**	- 13.9%
Percent of Original List Price Received*	0.0%	**96.7%**	--	101.4%	**100.7%**	- 0.7%
New Listings	3	**3**	0.0%	27	**45**	+ 66.7%

* 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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