Local Market Update – August 2026

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

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Abington

Single-Family Properties

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	13	**12**	- 7.7%	85	**75**	- 11.8%
Closed Sales	17	**6**	- 64.7%	79	**75**	- 5.1%
Median Sales Price*	$622,500	**$650,000**	+ 4.4%	$610,000	**$645,000**	+ 5.7%
Inventory of Homes for Sale	19	**18**	- 5.3%	--	--	--
Months Supply of Inventory	2.0	**1.9**	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	25	**33**	+ 32.0%	30	**40**	+ 33.3%
Percent of Original List Price Received*	100.5%	**101.4%**	+ 0.9%	100.5%	**99.3%**	- 1.2%
New Listings	6	**16**	+ 166.7%	102	**90**	- 11.8%

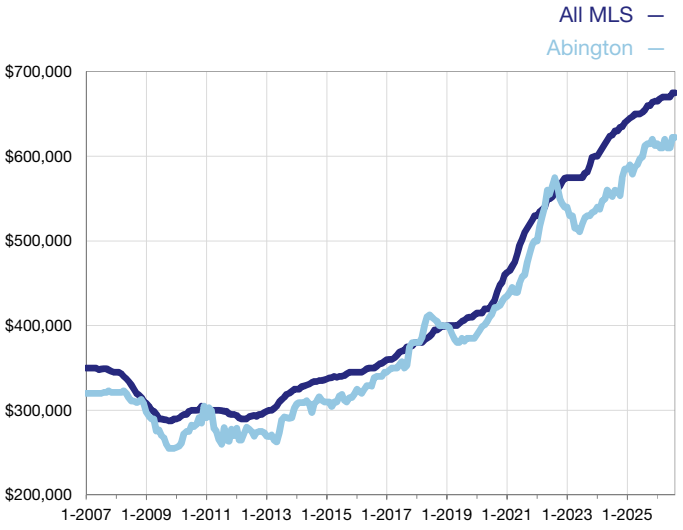
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

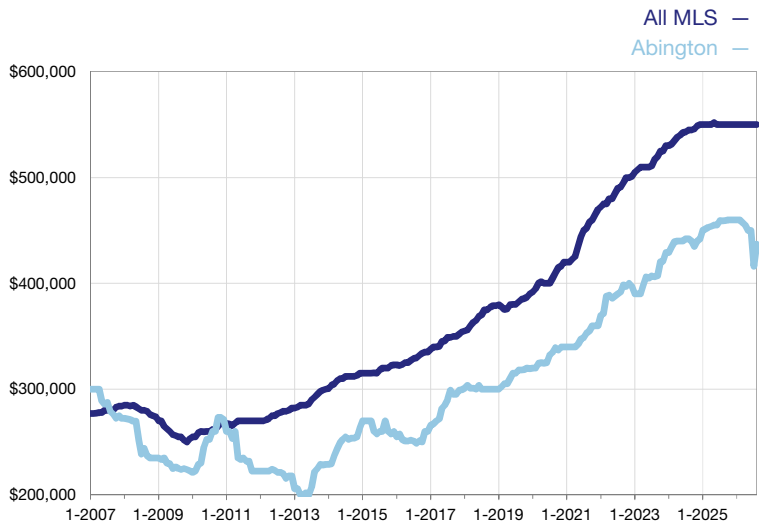
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	20	**18**	- 10.0%
Closed Sales	2	**2**	0.0%	21	**18**	- 14.3%
Median Sales Price*	$248,500	**$456,500**	+ 83.7%	$459,900	**$407,250**	- 11.4%
Inventory of Homes for Sale	1	**7**	+ 600.0%	--	--	--
Months Supply of Inventory	0.3	**2.5**	+ 733.3%	--	--	--
Cumulative Days on Market Until Sale	17	**45**	+ 164.7%	27	**26**	- 3.7%
Percent of Original List Price Received*	100.4%	**101.2%**	+ 0.8%	101.5%	**101.0%**	- 0.5%
New Listings	0	**4**	--	19	**25**	+ 31.6%

* 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

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	29	**28**	- 3.4%	127	**160**	+ 26.0%
Closed Sales	20	**21**	+ 5.0%	110	**148**	+ 34.5%
Median Sales Price*	$790,000	**$805,000**	+ 1.9%	$732,500	**$752,500**	+ 2.7%
Inventory of Homes for Sale	35	**36**	+ 2.9%	--	--	--
Months Supply of Inventory	2.2	**1.8**	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	35	**28**	- 20.0%	30	**28**	- 6.7%
Percent of Original List Price Received*	96.5%	**100.8%**	+ 4.5%	99.6%	**101.1%**	+ 1.5%
New Listings	26	**36**	+ 38.5%	161	**195**	+ 21.1%

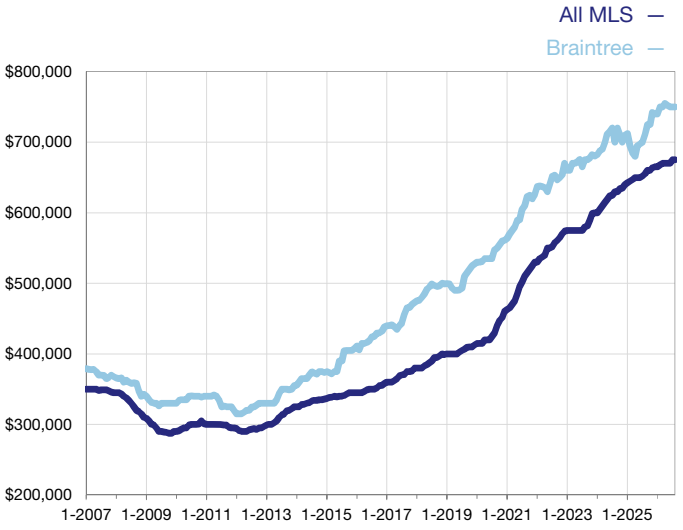
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Condominium Properties

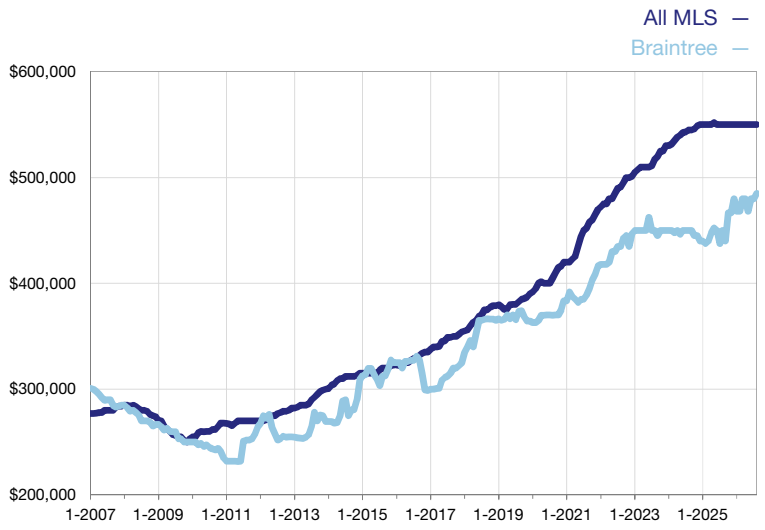
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**7**	0.0%	55	**50**	- 9.1%
Closed Sales	7	**6**	- 14.3%	51	**45**	- 11.8%
Median Sales Price*	$492,000	**$541,250**	+ 10.0%	$468,000	**$486,000**	+ 3.8%
Inventory of Homes for Sale	13	**28**	+ 115.4%	--	--	--
Months Supply of Inventory	2.0	**4.3**	+ 115.0%	--	--	--
Cumulative Days on Market Until Sale	34	**41**	+ 20.6%	34	**43**	+ 26.5%
Percent of Original List Price Received*	101.0%	**95.9%**	- 5.0%	99.7%	**97.8%**	- 1.9%
New Listings	10	**14**	+ 40.0%	72	**85**	+ 18.1%

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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

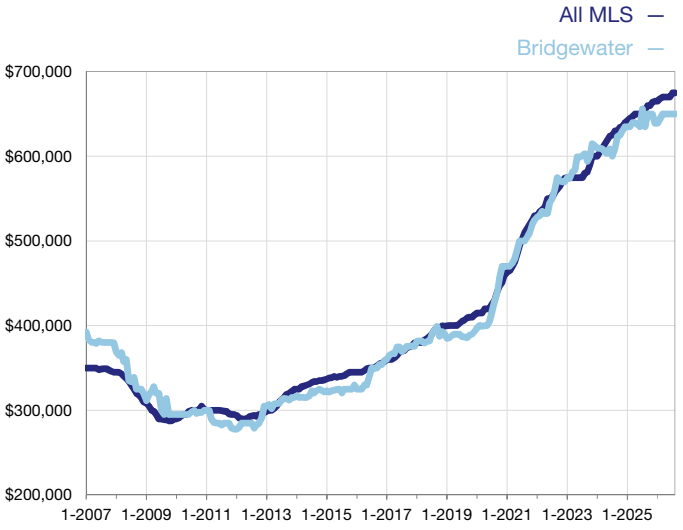
Single-Family Properties	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	20	**25**	+ 25.0%	108	**139**	+ 28.7%
Closed Sales	9	**19**	+ 111.1%	91	**120**	+ 31.9%
Median Sales Price*	$569,900	**$640,000**	+ 12.3%	$634,000	**$652,500**	+ 2.9%
Inventory of Homes for Sale	34	**36**	+ 5.9%	--	--	--
Months Supply of Inventory	2.7	**2.3**	- 14.8%	--	--	--
Cumulative Days on Market Until Sale	25	**30**	+ 20.0%	40	**35**	- 12.5%
Percent of Original List Price Received*	99.7%	**97.9%**	- 1.8%	101.5%	**101.0%**	- 0.5%
New Listings	19	**28**	+ 47.4%	147	**183**	+ 24.5%

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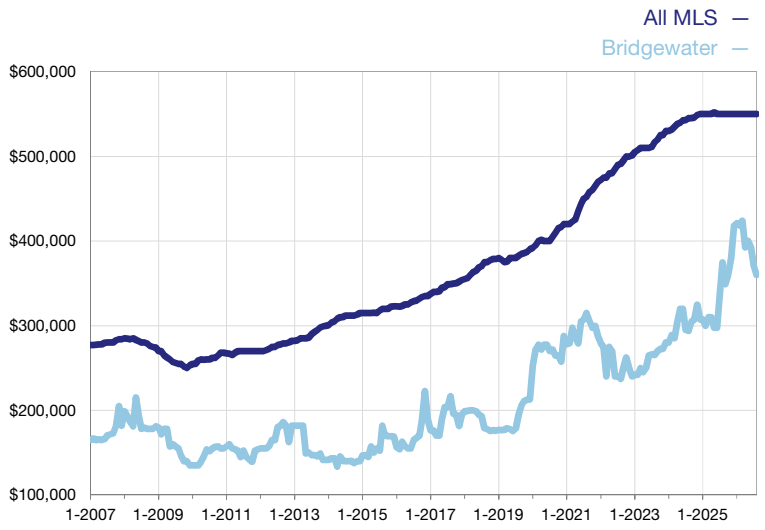
Condominium Properties	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**5**	+ 150.0%	26	**35**	+ 34.6%
Closed Sales	7	**7**	0.0%	24	**32**	+ 33.3%
Median Sales Price*	$400,000	**$315,000**	- 21.3%	$409,000	**$327,750**	- 19.9%
Inventory of Homes for Sale	8	**10**	+ 25.0%	--	--	--
Months Supply of Inventory	2.7	**2.3**	- 14.8%	--	--	--
Cumulative Days on Market Until Sale	20	**49**	+ 145.0%	25	**37**	+ 48.0%
Percent of Original List Price Received*	100.3%	**96.9%**	- 3.4%	98.8%	**98.2%**	- 0.6%
New Listings	4	**5**	+ 25.0%	33	**46**	+ 39.4%

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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 – August 2026

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Carver

Single-Family Properties

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**11**	+ 57.1%	58	**61**	+ 5.2%
Closed Sales	12	**11**	- 8.3%	55	**52**	- 5.5%
Median Sales Price*	$537,500	**$550,000**	+ 2.3%	$580,000	**$559,185**	- 3.6%
Inventory of Homes for Sale	17	**16**	- 5.9%	--	--	--
Months Supply of Inventory	2.5	**2.1**	- 16.0%	--	--	--
Cumulative Days on Market Until Sale	28	**45**	+ 60.7%	53	**39**	- 26.4%
Percent of Original List Price Received*	100.4%	**101.0%**	+ 0.6%	100.9%	**99.1%**	- 1.8%
New Listings	16	**9**	- 43.8%	76	**74**	- 2.6%

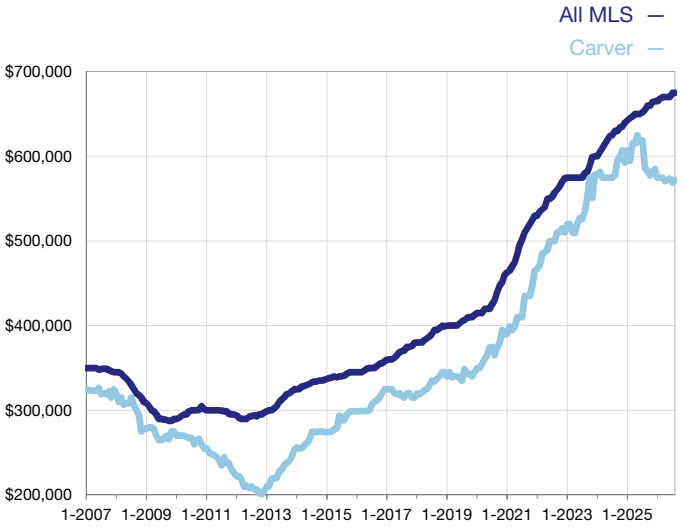
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Condominium Properties

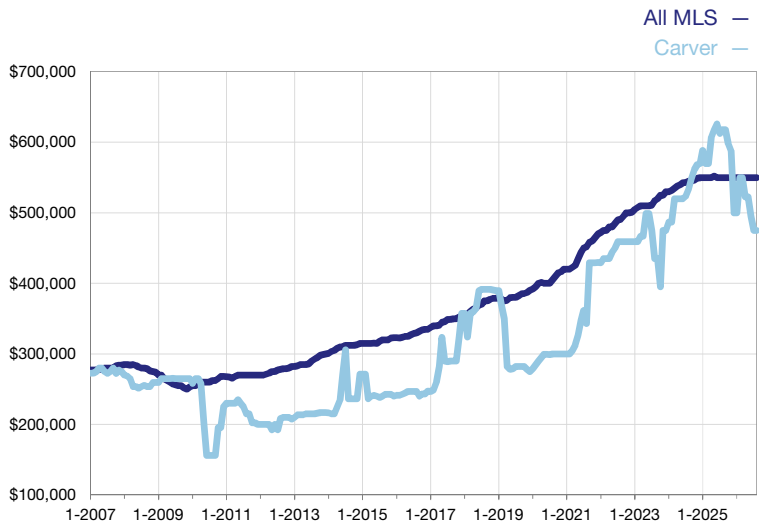
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**2**	0.0%	8	**5**	- 37.5%
Closed Sales	2	**0**	- 100.0%	10	**4**	- 60.0%
Median Sales Price*	$520,175	**$0**	- 100.0%	$589,132	**$519,950**	- 11.7%
Inventory of Homes for Sale	1	**1**	0.0%	--	--	--
Months Supply of Inventory	0.7	**0.6**	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	31	**0**	- 100.0%	31	**87**	+ 180.6%
Percent of Original List Price Received*	100.3%	**0.0%**	- 100.0%	100.2%	**95.9%**	- 4.3%
New Listings	0	**2**	--	9	**6**	- 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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Single-Family Properties

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**4**	0.0%	65	**58**	- 10.8%
Closed Sales	8	**12**	+ 50.0%	62	**64**	+ 3.2%
Median Sales Price*	$1,305,950	**$1,575,000**	+ 20.6%	$1,435,000	**$1,600,000**	+ 11.5%
Inventory of Homes for Sale	28	**16**	- 42.9%	--	--	--
Months Supply of Inventory	3.9	**2.2**	- 43.6%	--	--	--
Cumulative Days on Market Until Sale	43	**40**	- 7.0%	30	**61**	+ 103.3%
Percent of Original List Price Received*	95.4%	**101.2%**	+ 6.1%	98.2%	**98.8%**	+ 0.6%
New Listings	6	**8**	+ 33.3%	104	**77**	- 26.0%

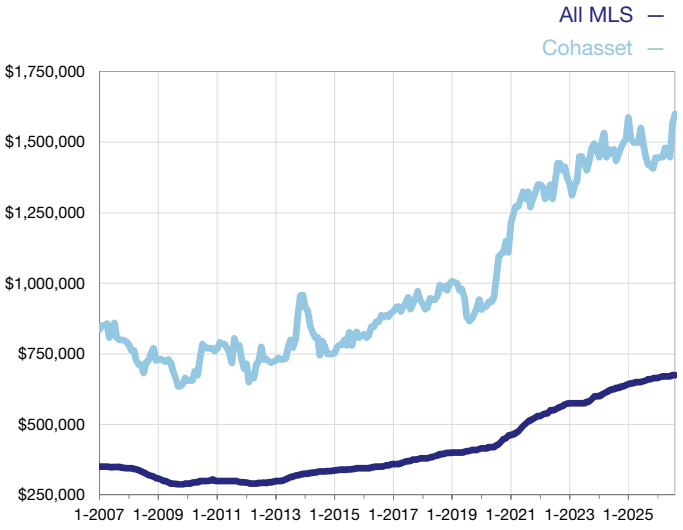
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Condominium Properties

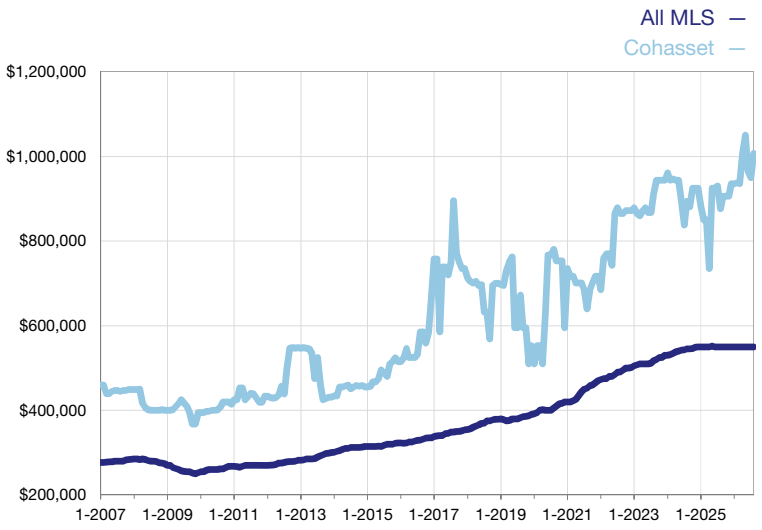
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**2**	- 60.0%	19	**15**	- 21.1%
Closed Sales	2	**0**	- 100.0%	16	**13**	- 18.8%
Median Sales Price*	$600,000	**$0**	- 100.0%	$800,650	**$935,000**	+ 16.8%
Inventory of Homes for Sale	18	**6**	- 66.7%	--	--	--
Months Supply of Inventory	7.7	**3.2**	- 58.4%	--	--	--
Cumulative Days on Market Until Sale	48	**0**	- 100.0%	42	**26**	- 38.1%
Percent of Original List Price Received*	96.3%	**0.0%**	- 100.0%	96.8%	**98.3%**	+ 1.5%
New Listings	4	**1**	- 75.0%	38	**29**	- 23.7%

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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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Duxbury

Single-Family Properties

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	12	**20**	+ 66.7%	102	**127**	+ 24.5%
Closed Sales	17	**14**	- 17.6%	105	**116**	+ 10.5%
Median Sales Price*	$1,075,000	**$1,202,500**	+ 11.9%	$1,150,000	**$1,288,650**	+ 12.1%
Inventory of Homes for Sale	44	**22**	- 50.0%	--	--	--
Months Supply of Inventory	3.6	**1.5**	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	52	**62**	+ 19.2%	35	**46**	+ 31.4%
Percent of Original List Price Received*	95.6%	**96.6%**	+ 1.0%	98.6%	**99.7%**	+ 1.1%
New Listings	19	**4**	- 78.9%	147	**143**	- 2.7%

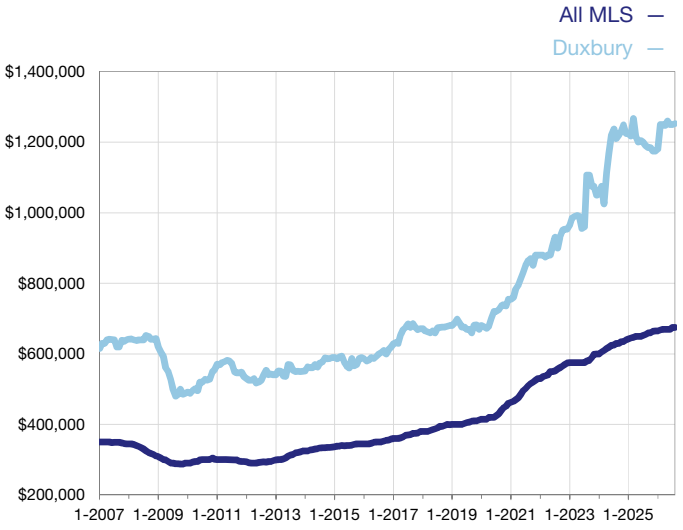
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Condominium Properties

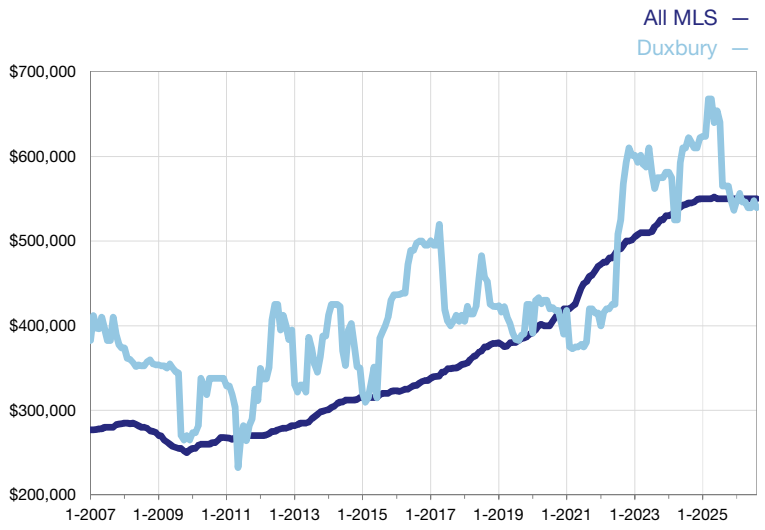
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**1**	- 87.5%	17	**20**	+ 17.6%
Closed Sales	3	**3**	0.0%	12	**19**	+ 58.3%
Median Sales Price*	$649,000	**$539,200**	- 16.9%	$607,000	**$585,000**	- 3.6%
Inventory of Homes for Sale	7	**12**	+ 71.4%	--	--	--
Months Supply of Inventory	2.7	**4.6**	+ 70.4%	--	--	--
Cumulative Days on Market Until Sale	59	**33**	- 44.1%	57	**52**	- 8.8%
Percent of Original List Price Received*	94.6%	**95.5%**	+ 1.0%	98.3%	**96.4%**	- 1.9%
New Listings	1	**5**	+ 400.0%	22	**34**	+ 54.5%

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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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East Bridgewater

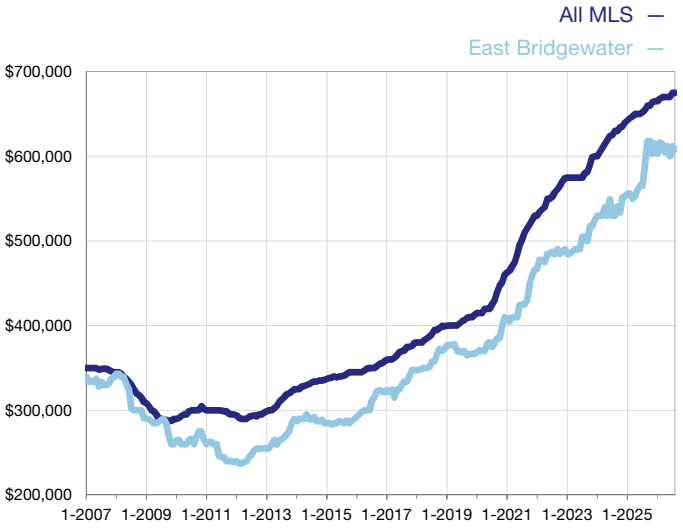
Single-Family Properties	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	12	**11**	- 8.3%	61	**74**	+ 21.3%
Closed Sales	12	**13**	+ 8.3%	57	**70**	+ 22.8%
Median Sales Price*	$642,500	**$629,500**	- 2.0%	$618,000	**$608,500**	- 1.5%
Inventory of Homes for Sale	21	**12**	- 42.9%	--	--	--
Months Supply of Inventory	2.7	**1.2**	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	42	**39**	- 7.1%	36	**38**	+ 5.6%
Percent of Original List Price Received*	99.6%	**97.8%**	- 1.8%	99.5%	**99.1%**	- 0.4%
New Listings	11	**6**	- 45.5%	83	**86**	+ 3.6%

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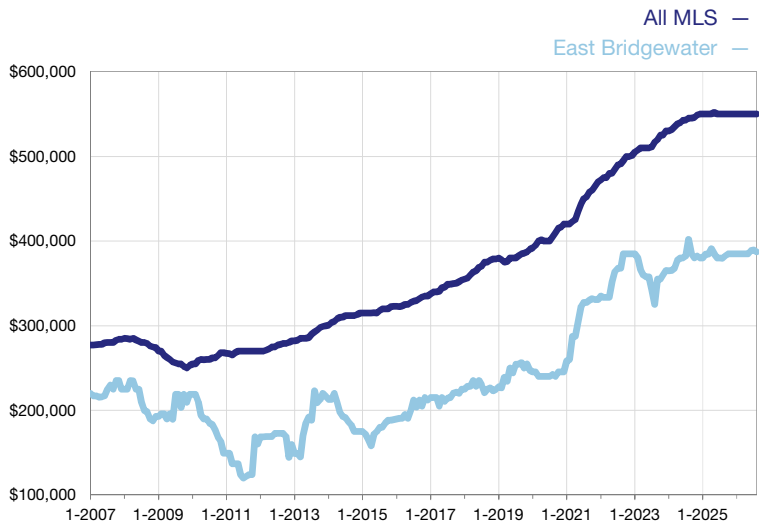
Condominium Properties	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**2**	- 50.0%	23	**15**	- 34.8%
Closed Sales	3	**3**	0.0%	19	**14**	- 26.3%
Median Sales Price*	$380,000	**$360,000**	- 5.3%	$380,000	**$387,250**	+ 1.9%
Inventory of Homes for Sale	2	**4**	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	**2.2**	+ 175.0%	--	--	--
Cumulative Days on Market Until Sale	29	**42**	+ 44.8%	38	**38**	0.0%
Percent of Original List Price Received*	100.4%	**99.8%**	- 0.6%	100.3%	**99.2%**	- 1.1%
New Listings	2	**3**	+ 50.0%	24	**19**	- 20.8%

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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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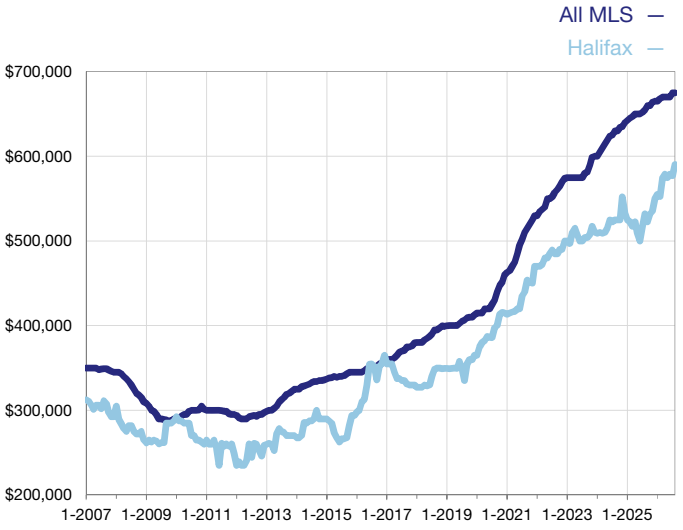
Single-Family Properties	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**17**	+ 325.0%	41	**62**	+ 51.2%
Closed Sales	7	**15**	+ 114.3%	36	**49**	+ 36.1%
Median Sales Price*	$637,000	**$670,000**	+ 5.2%	$499,750	**$615,000**	+ 23.1%
Inventory of Homes for Sale	12	**11**	- 8.3%	--	--	--
Months Supply of Inventory	2.8	**1.5**	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	39	**32**	- 17.9%	44	**38**	- 13.6%
Percent of Original List Price Received*	97.2%	**98.0%**	+ 0.8%	99.6%	**97.9%**	- 1.7%
New Listings	6	**11**	+ 83.3%	45	**71**	+ 57.8%

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

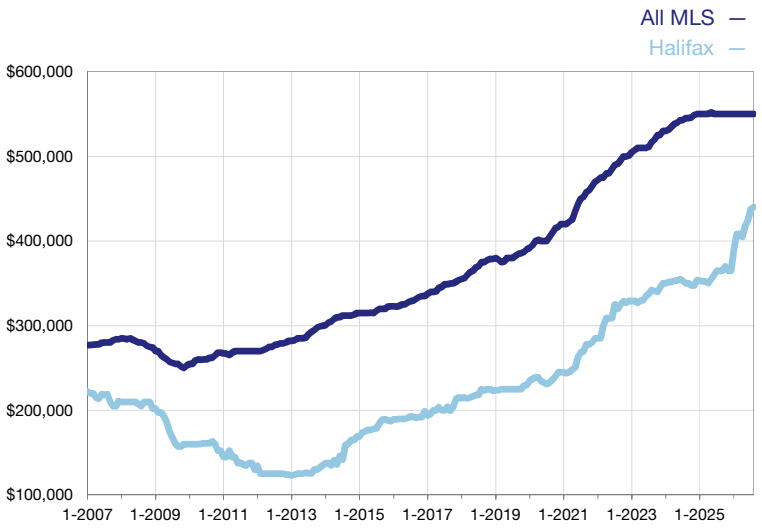
Condominium Properties	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**5**	+ 150.0%	21	**34**	+ 61.9%
Closed Sales	2	**5**	+ 150.0%	10	**39**	+ 290.0%
Median Sales Price*	$350,000	**$359,900**	+ 2.8%	$375,000	**$447,157**	+ 19.2%
Inventory of Homes for Sale	5	**8**	+ 60.0%	--	--	--
Months Supply of Inventory	1.8	**2.3**	+ 27.8%	--	--	--
Cumulative Days on Market Until Sale	26	**75**	+ 188.5%	19	**43**	+ 126.3%
Percent of Original List Price Received*	102.8%	**104.2%**	+ 1.4%	104.9%	**102.5%**	- 2.3%
New Listings	1	**6**	+ 500.0%	24	**40**	+ 66.7%

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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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Hanover

Single-Family Properties

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**11**	0.0%	73	**85**	+ 16.4%
Closed Sales	16	**18**	+ 12.5%	72	**84**	+ 16.7%
Median Sales Price*	$934,500	**$1,192,500**	+ 27.6%	$822,500	**$925,500**	+ 12.5%
Inventory of Homes for Sale	17	**26**	+ 52.9%	--	--	--
Months Supply of Inventory	1.8	**2.5**	+ 38.9%	--	--	--
Cumulative Days on Market Until Sale	25	**26**	+ 4.0%	33	**26**	- 21.2%
Percent of Original List Price Received*	101.6%	**104.1%**	+ 2.5%	101.2%	**102.8%**	+ 1.6%
New Listings	8	**12**	+ 50.0%	86	**114**	+ 32.6%

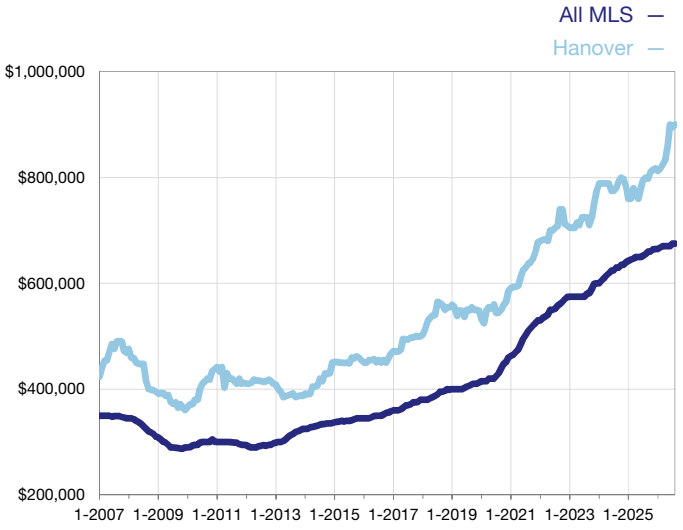
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Condominium Properties

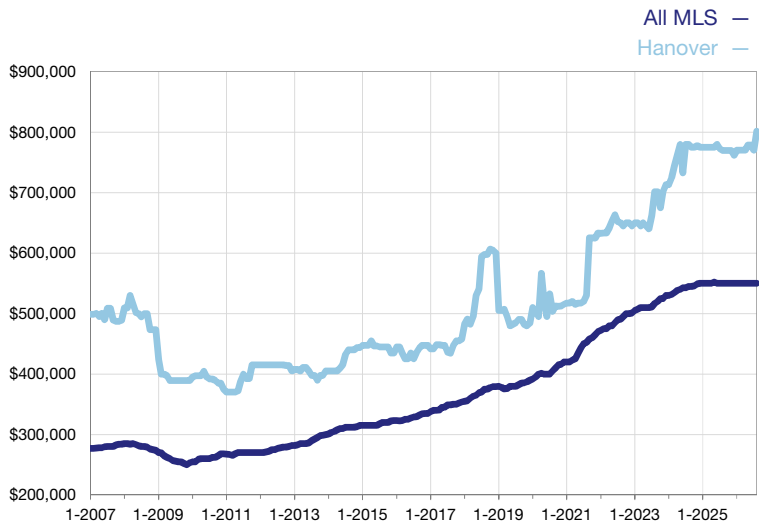
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	7	**4**	- 42.9%
Closed Sales	3	**0**	- 100.0%	9	**5**	- 44.4%
Median Sales Price*	$762,000	**$0**	- 100.0%	$762,000	**$880,000**	+ 15.5%
Inventory of Homes for Sale	1	**2**	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	**1.7**	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	31	**0**	- 100.0%	45	**39**	- 13.3%
Percent of Original List Price Received*	97.3%	**0.0%**	- 100.0%	97.4%	**101.7%**	+ 4.4%
New Listings	1	**1**	0.0%	8	**7**	- 12.5%

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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

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**8**	+ 33.3%	58	**48**	- 17.2%
Closed Sales	12	**11**	- 8.3%	55	**49**	- 10.9%
Median Sales Price*	$670,000	**$636,900**	- 4.9%	$603,000	**$640,000**	+ 6.1%
Inventory of Homes for Sale	12	**17**	+ 41.7%	--	--	--
Months Supply of Inventory	1.7	**2.6**	+ 52.9%	--	--	--
Cumulative Days on Market Until Sale	20	**25**	+ 25.0%	29	**41**	+ 41.4%
Percent of Original List Price Received*	103.6%	**99.9%**	- 3.6%	101.4%	**100.4%**	- 1.0%
New Listings	6	**11**	+ 83.3%	69	**62**	- 10.1%

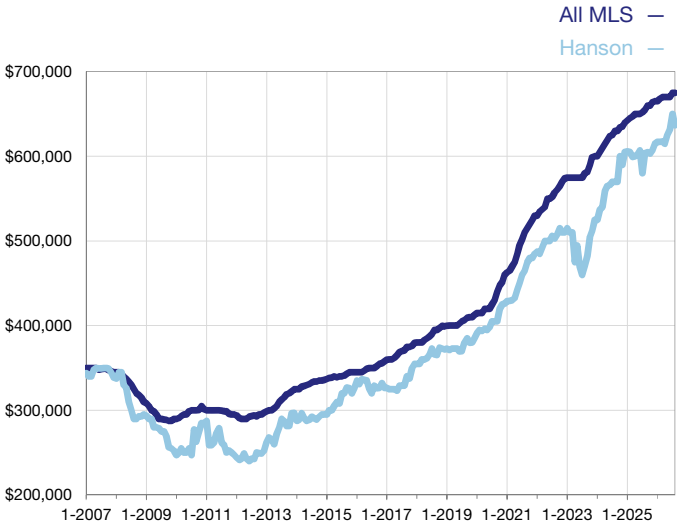
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Condominium Properties

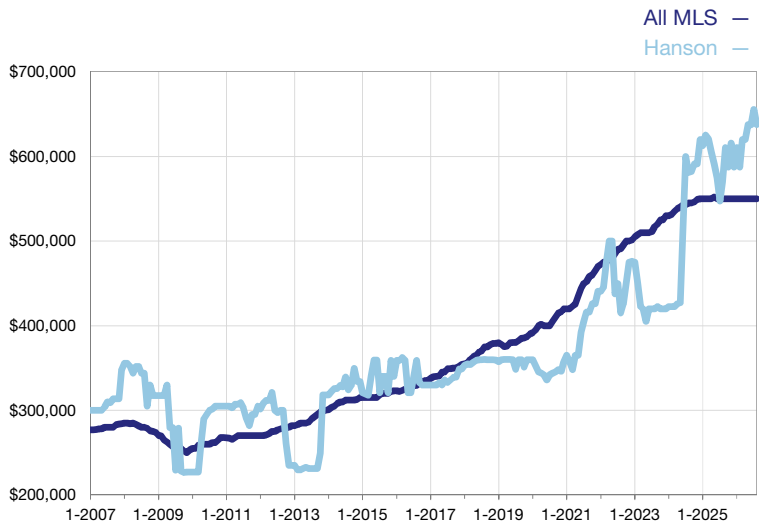
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**3**	+ 200.0%	32	**15**	- 53.1%
Closed Sales	3	**3**	0.0%	31	**15**	- 51.6%
Median Sales Price*	$638,140	**$499,900**	- 21.7%	$520,000	**$570,000**	+ 9.6%
Inventory of Homes for Sale	5	**5**	0.0%	--	--	--
Months Supply of Inventory	1.4	**2.8**	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	197	**37**	- 81.2%	64	**62**	- 3.1%
Percent of Original List Price Received*	99.3%	**97.7%**	- 1.6%	99.9%	**100.9%**	+ 1.0%
New Listings	1	**2**	+ 100.0%	31	**17**	- 45.2%

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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

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	18	**25**	+ 38.9%	157	**162**	+ 3.2%
Closed Sales	21	**29**	+ 38.1%	150	**144**	- 4.0%
Median Sales Price*	$1,400,000	**$1,500,000**	+ 7.1%	$1,427,000	**$1,502,500**	+ 5.3%
Inventory of Homes for Sale	45	**40**	- 11.1%	--	--	--
Months Supply of Inventory	2.4	**2.2**	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	43	**40**	- 7.0%	37	**45**	+ 21.6%
Percent of Original List Price Received*	94.4%	**97.4%**	+ 3.2%	97.8%	**100.1%**	+ 2.4%
New Listings	13	**20**	+ 53.8%	207	**205**	- 1.0%

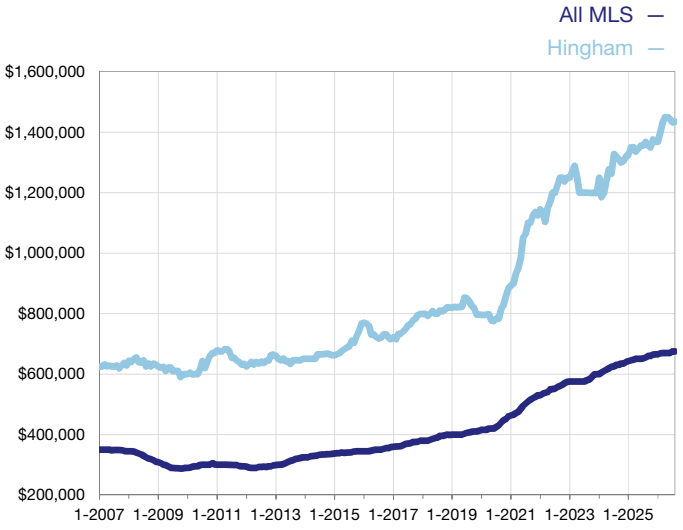
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Condominium Properties

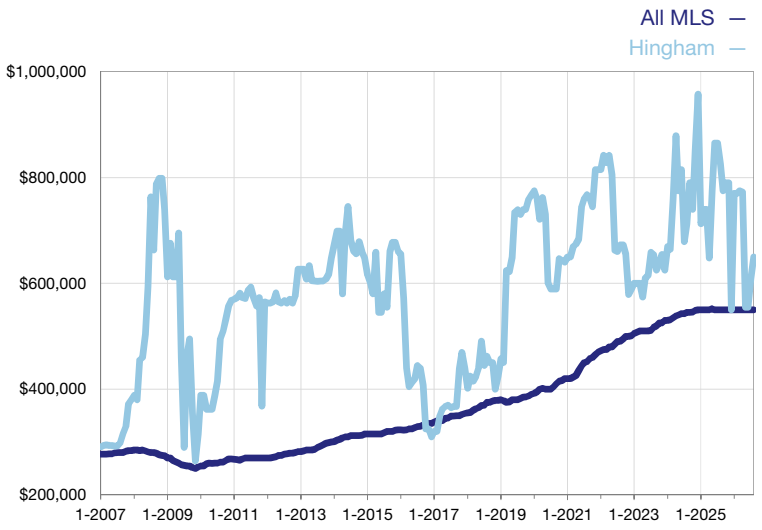
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**5**	- 28.6%	37	**43**	+ 16.2%
Closed Sales	5	**9**	+ 80.0%	34	**37**	+ 8.8%
Median Sales Price*	$770,000	**$1,467,500**	+ 90.6%	$800,000	**$705,000**	- 11.9%
Inventory of Homes for Sale	8	**15**	+ 87.5%	--	--	--
Months Supply of Inventory	2.0	**3.2**	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	38	**33**	- 13.2%	35	**33**	- 5.7%
Percent of Original List Price Received*	99.0%	**98.5%**	- 0.5%	98.8%	**100.1%**	+ 1.3%
New Listings	5	**6**	+ 20.0%	44	**60**	+ 36.4%

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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

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**13**	+ 30.0%	76	**65**	- 14.5%
Closed Sales	14	**9**	- 35.7%	73	**56**	- 23.3%
Median Sales Price*	$575,000	**$617,000**	+ 7.3%	$540,000	**$576,750**	+ 6.8%
Inventory of Homes for Sale	16	**18**	+ 12.5%	--	--	--
Months Supply of Inventory	1.8	**2.2**	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	30	**34**	+ 13.3%	30	**30**	0.0%
Percent of Original List Price Received*	100.4%	**101.0%**	+ 0.6%	101.6%	**101.9%**	+ 0.3%
New Listings	12	**15**	+ 25.0%	91	**91**	0.0%

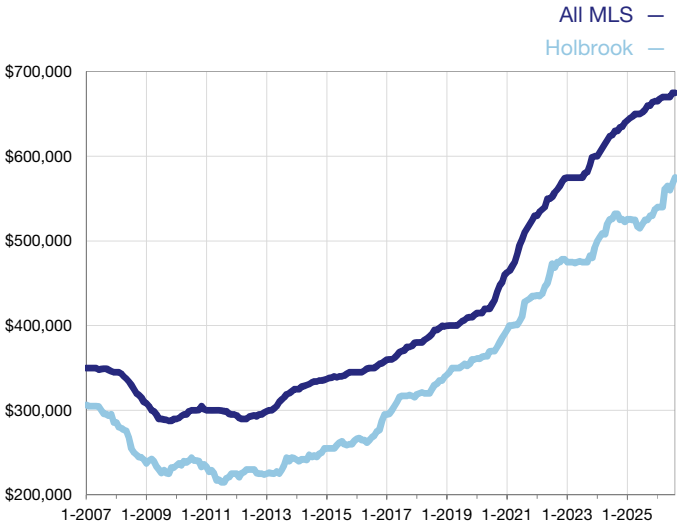
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Condominium Properties

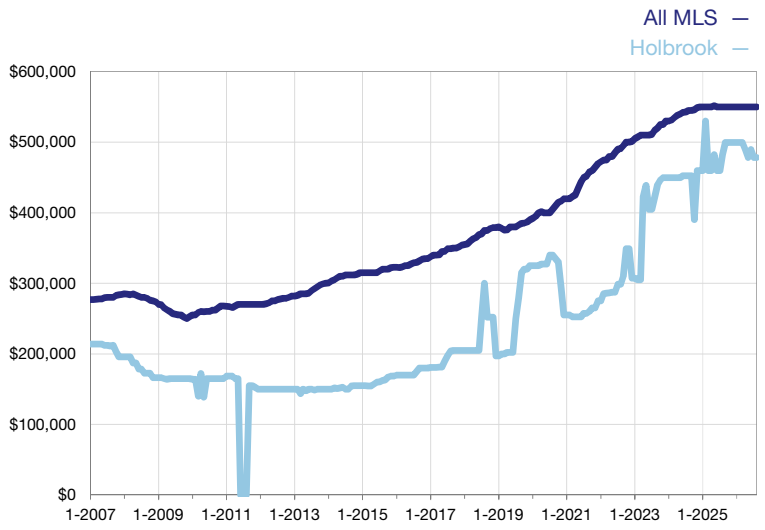
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**2**	- 33.3%	7	**11**	+ 57.1%
Closed Sales	0	**0**	--	3	**7**	+ 133.3%
Median Sales Price*	$0	**$0**	--	$505,000	**$467,000**	- 7.5%
Inventory of Homes for Sale	5	**1**	- 80.0%	--	--	--
Months Supply of Inventory	3.2	**0.5**	- 84.4%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	10	**83**	+ 730.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	100.1%	**100.1%**	0.0%
New Listings	4	**2**	- 50.0%	14	**11**	- 21.4%

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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

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**11**	+ 10.0%	60	**79**	+ 31.7%
Closed Sales	6	**6**	0.0%	58	**69**	+ 19.0%
Median Sales Price*	$685,000	**$1,093,750**	+ 59.7%	$722,500	**$779,000**	+ 7.8%
Inventory of Homes for Sale	33	**25**	- 24.2%	--	--	--
Months Supply of Inventory	4.4	**2.8**	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	47	**63**	+ 34.0%	52	**62**	+ 19.2%
Percent of Original List Price Received*	97.3%	**91.9%**	- 5.5%	94.4%	**95.0%**	+ 0.6%
New Listings	11	**13**	+ 18.2%	98	**111**	+ 13.3%

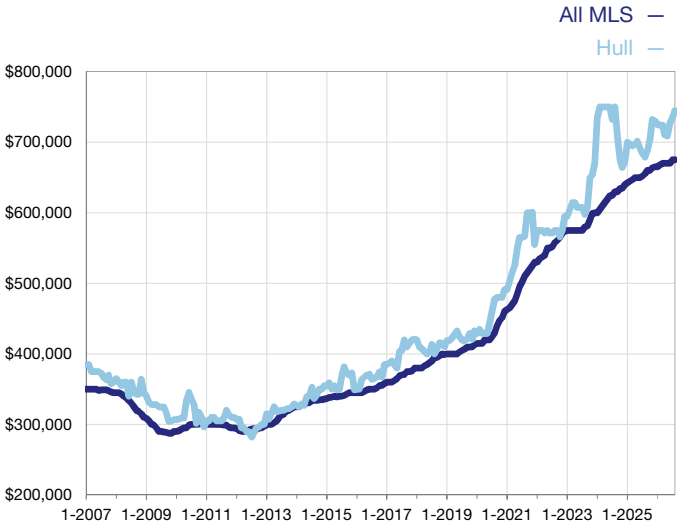
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Condominium Properties

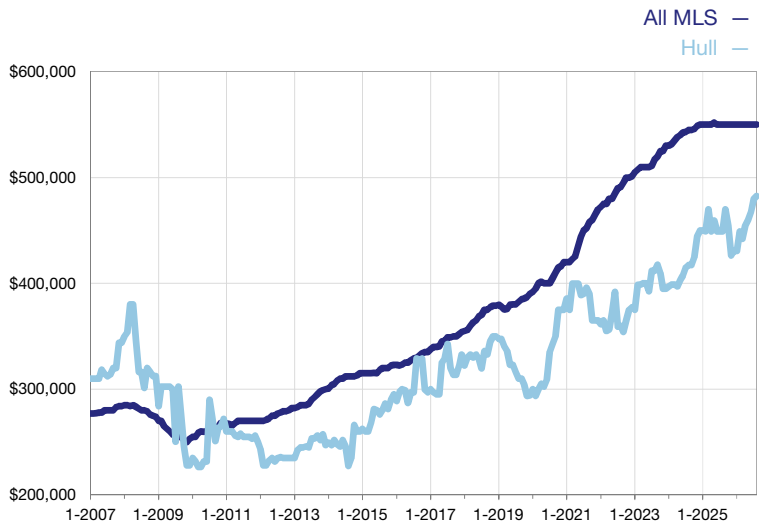
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**11**	+ 175.0%	32	**34**	+ 6.3%
Closed Sales	6	**5**	- 16.7%	36	**22**	- 38.9%
Median Sales Price*	$443,250	**$530,000**	+ 19.6%	$437,750	**$514,500**	+ 17.5%
Inventory of Homes for Sale	21	**20**	- 4.8%	--	--	--
Months Supply of Inventory	5.5	**5.3**	- 3.6%	--	--	--
Cumulative Days on Market Until Sale	70	**57**	- 18.6%	58	**57**	- 1.7%
Percent of Original List Price Received*	96.1%	**94.9%**	- 1.2%	96.2%	**97.7%**	+ 1.6%
New Listings	6	**6**	0.0%	63	**59**	- 6.3%

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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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Kingston

Single-Family Properties

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	13	**20**	+ 53.8%	80	**89**	+ 11.3%
Closed Sales	12	**13**	+ 8.3%	74	**73**	- 1.4%
Median Sales Price*	$770,000	**$825,000**	+ 7.1%	$743,500	**$728,000**	- 2.1%
Inventory of Homes for Sale	23	**19**	- 17.4%	--	--	--
Months Supply of Inventory	2.3	**1.9**	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	33	**24**	- 27.3%	38	**49**	+ 28.9%
Percent of Original List Price Received*	102.9%	**101.6%**	- 1.3%	100.4%	**98.1%**	- 2.3%
New Listings	11	**13**	+ 18.2%	100	**105**	+ 5.0%

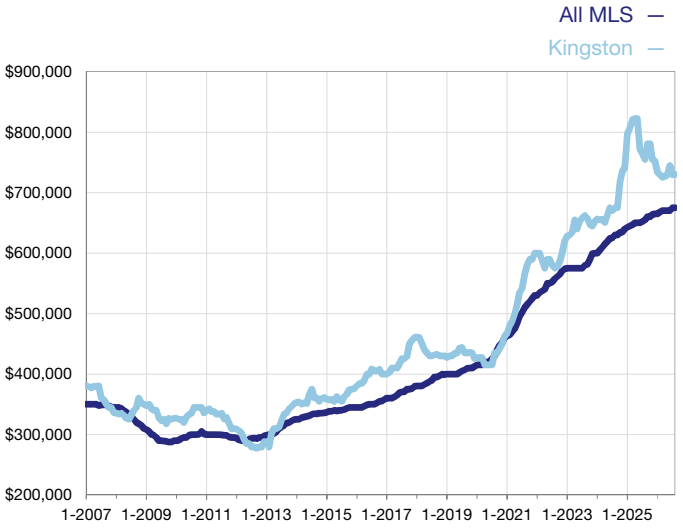
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Condominium Properties

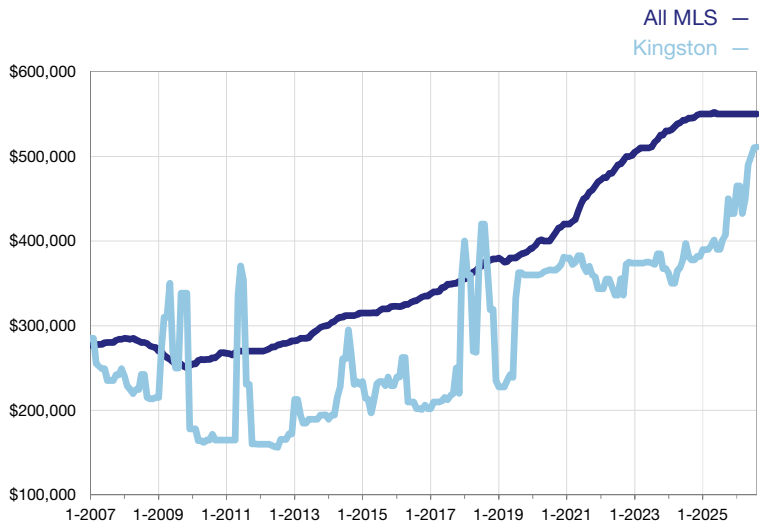
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	10	**10**	0.0%
Closed Sales	1	**0**	- 100.0%	11	**9**	- 18.2%
Median Sales Price*	$410,000	**$0**	- 100.0%	$410,000	**$512,000**	+ 24.9%
Inventory of Homes for Sale	2	**2**	0.0%	--	--	--
Months Supply of Inventory	1.3	**1.0**	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	28	**0**	- 100.0%	31	**21**	- 32.3%
Percent of Original List Price Received*	96.5%	**0.0%**	- 100.0%	99.0%	**102.6%**	+ 3.6%
New Listings	2	**3**	+ 50.0%	12	**13**	+ 8.3%

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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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Marshfield

Single-Family Properties

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**21**	+ 50.0%	157	**157**	0.0%
Closed Sales	27	**31**	+ 14.8%	152	**148**	- 2.6%
Median Sales Price*	$952,000	**$905,000**	- 4.9%	$801,500	**$827,500**	+ 3.2%
Inventory of Homes for Sale	41	**39**	- 4.9%	--	--	--
Months Supply of Inventory	2.2	**2.0**	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	29	**38**	+ 31.0%	34	**38**	+ 11.8%
Percent of Original List Price Received*	99.8%	**102.4%**	+ 2.6%	100.0%	**100.4%**	+ 0.4%
New Listings	27	**19**	- 29.6%	191	**194**	+ 1.6%

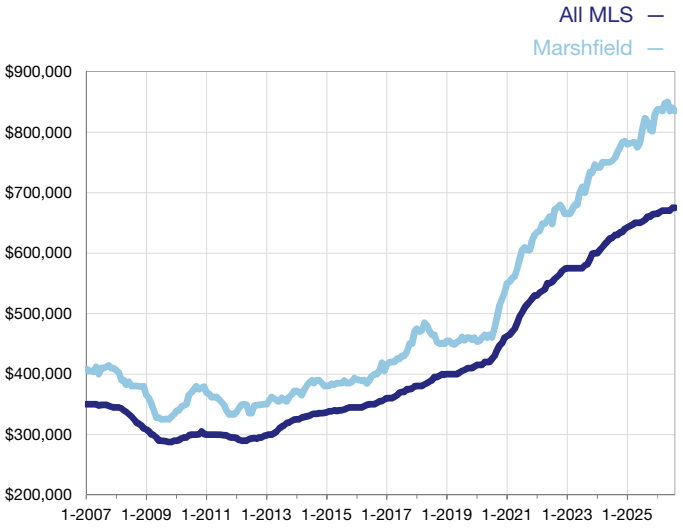
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Condominium Properties

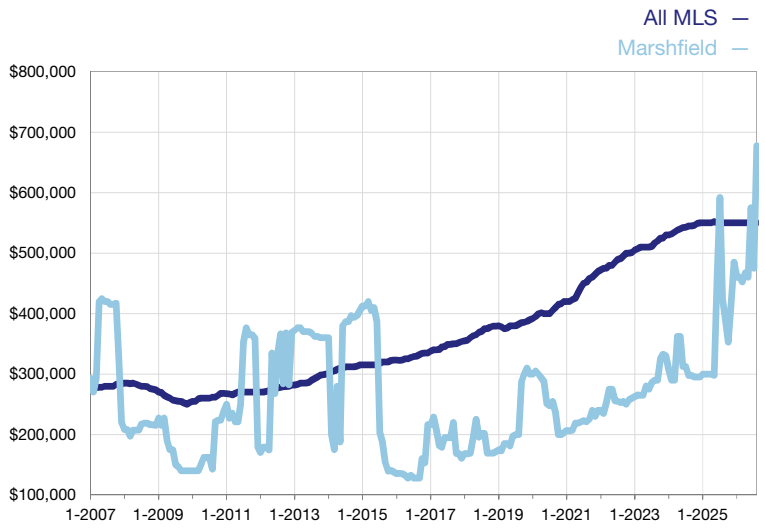
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**5**	0.0%	22	**29**	+ 31.8%
Closed Sales	2	**3**	+ 50.0%	17	**24**	+ 41.2%
Median Sales Price*	$300,053	**$700,327**	+ 133.4%	$699,000	**$685,000**	- 2.0%
Inventory of Homes for Sale	5	**10**	+ 100.0%	--	--	--
Months Supply of Inventory	1.8	**3.0**	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	20	**46**	+ 130.0%	28	**49**	+ 75.0%
Percent of Original List Price Received*	99.2%	**98.7%**	- 0.5%	99.4%	**96.8%**	- 2.6%
New Listings	8	**8**	0.0%	31	**37**	+ 19.4%

* 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

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**8**	+ 100.0%	87	**81**	- 6.9%
Closed Sales	22	**17**	- 22.7%	89	**74**	- 16.9%
Median Sales Price*	$1,275,000	**$1,320,000**	+ 3.5%	$1,180,000	**$1,087,500**	- 7.8%
Inventory of Homes for Sale	33	**24**	- 27.3%	--	--	--
Months Supply of Inventory	3.5	**2.6**	- 25.7%	--	--	--
Cumulative Days on Market Until Sale	20	**36**	+ 80.0%	26	**37**	+ 42.3%
Percent of Original List Price Received*	100.5%	**100.5%**	0.0%	100.7%	**100.4%**	- 0.3%
New Listings	7	**14**	+ 100.0%	121	**111**	- 8.3%

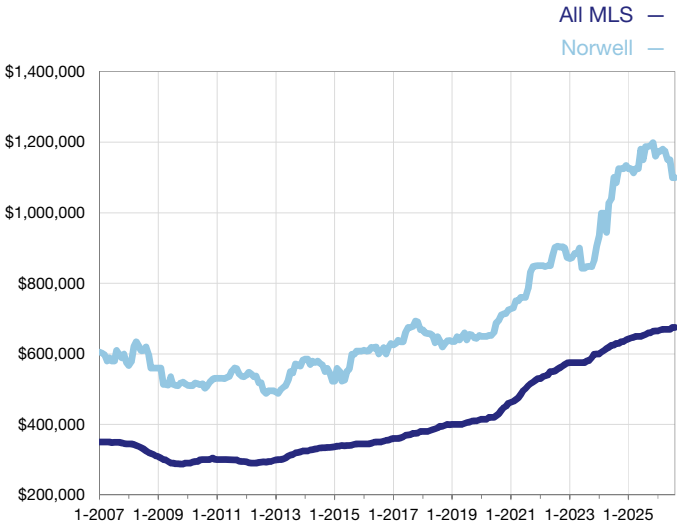
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Condominium Properties

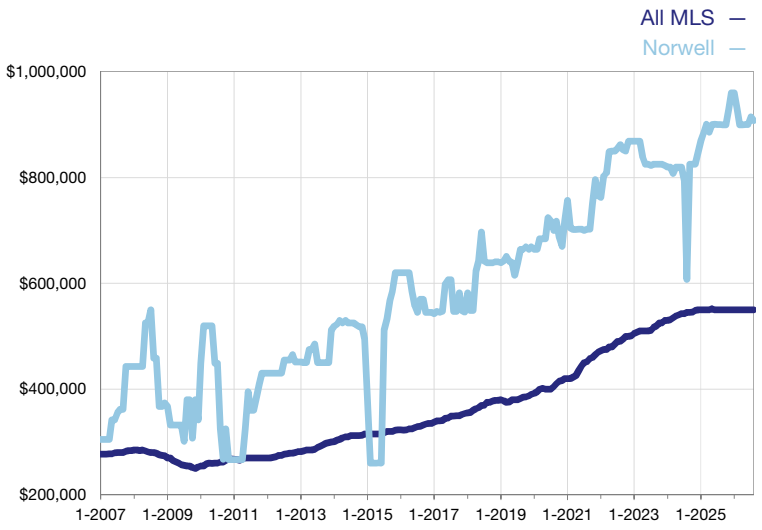
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	6	**8**	+ 33.3%
Closed Sales	2	**1**	- 50.0%	6	**7**	+ 16.7%
Median Sales Price*	$725,000	**$419,000**	- 42.2%	$944,500	**$825,000**	- 12.7%
Inventory of Homes for Sale	3	**1**	- 66.7%	--	--	--
Months Supply of Inventory	2.6	**0.6**	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	87	**22**	- 74.7%	77	**36**	- 53.2%
Percent of Original List Price Received*	96.5%	**100.0%**	+ 3.6%	94.7%	**98.8%**	+ 4.3%
New Listings	3	**1**	- 66.7%	7	**8**	+ 14.3%

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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

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**20**	+ 42.9%	88	**102**	+ 15.9%
Closed Sales	15	**15**	0.0%	81	**91**	+ 12.3%
Median Sales Price*	$690,000	**$590,000**	- 14.5%	$665,000	**$700,000**	+ 5.3%
Inventory of Homes for Sale	25	**19**	- 24.0%	--	--	--
Months Supply of Inventory	2.3	**1.5**	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	26	**37**	+ 42.3%	33	**30**	- 9.1%
Percent of Original List Price Received*	101.7%	**99.8%**	- 1.9%	100.6%	**101.2%**	+ 0.6%
New Listings	17	**24**	+ 41.2%	107	**118**	+ 10.3%

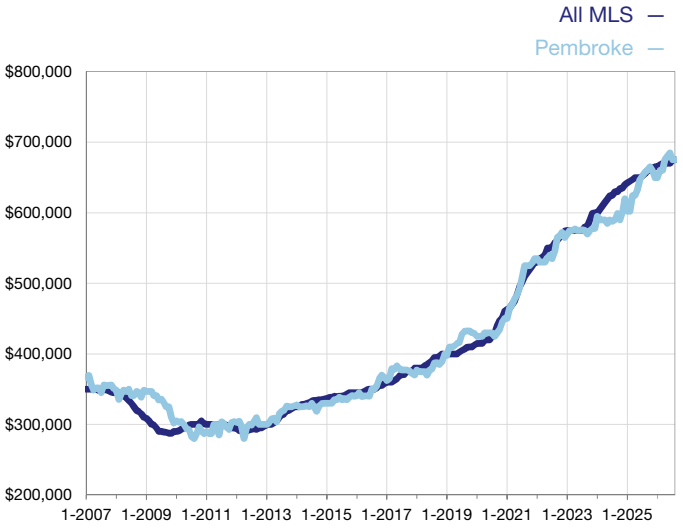
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Condominium Properties

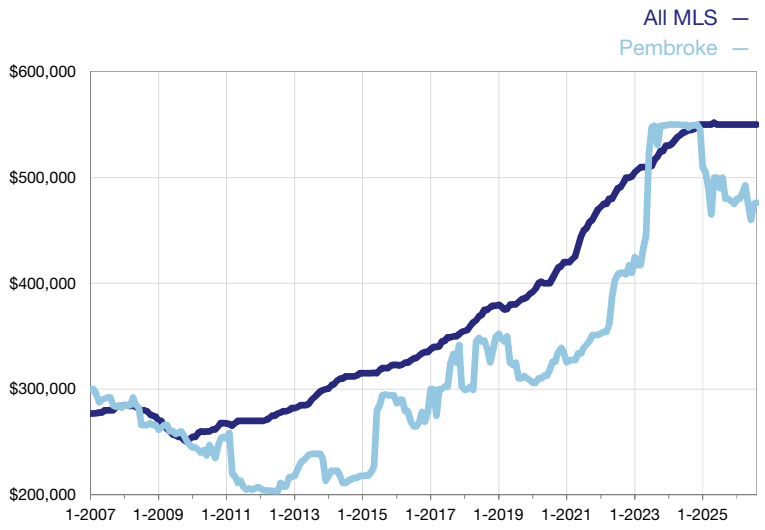
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**2**	0.0%	21	**20**	- 4.8%
Closed Sales	2	**1**	- 50.0%	19	**18**	- 5.3%
Median Sales Price*	$445,000	**$735,000**	+ 65.2%	$480,000	**$492,500**	+ 2.6%
Inventory of Homes for Sale	5	**6**	+ 20.0%	--	--	--
Months Supply of Inventory	1.9	**2.4**	+ 26.3%	--	--	--
Cumulative Days on Market Until Sale	35	**20**	- 42.9%	28	**42**	+ 50.0%
Percent of Original List Price Received*	99.2%	**101.4%**	+ 2.2%	100.8%	**98.6%**	- 2.2%
New Listings	4	**4**	0.0%	25	**22**	- 12.0%

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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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Plymouth

Single-Family Properties

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	67	**99**	+ 47.8%	430	**501**	+ 16.5%
Closed Sales	74	**90**	+ 21.6%	402	**452**	+ 12.4%
Median Sales Price*	$716,500	**$685,000**	- 4.4%	$682,450	**$717,500**	+ 5.1%
Inventory of Homes for Sale	148	**138**	- 6.8%	--	--	--
Months Supply of Inventory	2.7	**2.3**	- 14.8%	--	--	--
Cumulative Days on Market Until Sale	49	**40**	- 18.4%	50	**45**	- 10.0%
Percent of Original List Price Received*	99.4%	**98.8%**	- 0.6%	100.0%	**99.6%**	- 0.4%
New Listings	72	**86**	+ 19.4%	572	**650**	+ 13.6%

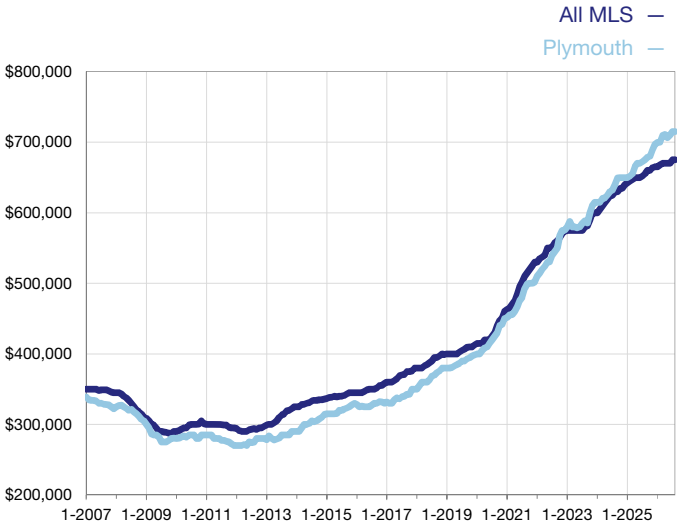
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Condominium Properties

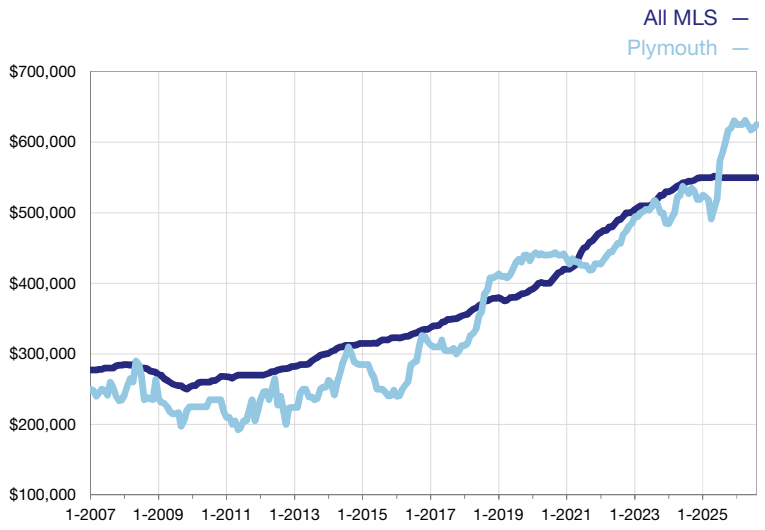
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	34	**33**	- 2.9%	173	**236**	+ 36.4%
Closed Sales	22	**28**	+ 27.3%	158	**211**	+ 33.5%
Median Sales Price*	$680,000	**$670,000**	- 1.5%	$625,000	**$620,000**	- 0.8%
Inventory of Homes for Sale	79	**79**	0.0%	--	--	--
Months Supply of Inventory	3.9	**2.9**	- 25.6%	--	--	--
Cumulative Days on Market Until Sale	63	**61**	- 3.2%	63	**71**	+ 12.7%
Percent of Original List Price Received*	98.3%	**100.5%**	+ 2.2%	98.3%	**99.2%**	+ 0.9%
New Listings	34	**48**	+ 41.2%	244	**299**	+ 22.5%

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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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Plympton

Single-Family Properties

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**4**	+ 300.0%	8	**21**	+ 162.5%
Closed Sales	1	**4**	+ 300.0%	9	**20**	+ 122.2%
Median Sales Price*	$1,600,000	**$717,500**	- 55.2%	$620,000	**$705,000**	+ 13.7%
Inventory of Homes for Sale	11	**8**	- 27.3%	--	--	--
Months Supply of Inventory	5.2	**2.7**	- 48.1%	--	--	--
Cumulative Days on Market Until Sale	5	**21**	+ 320.0%	88	**48**	- 45.5%
Percent of Original List Price Received*	100.0%	**102.9%**	+ 2.9%	97.2%	**99.3%**	+ 2.2%
New Listings	5	**3**	- 40.0%	21	**26**	+ 23.8%

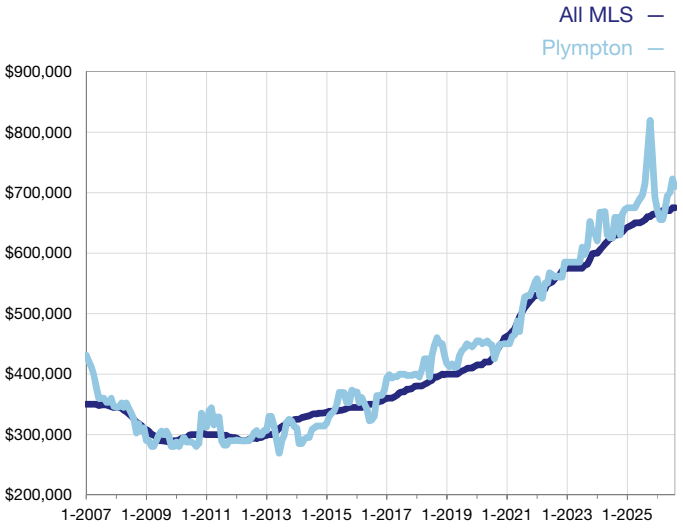
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Condominium Properties

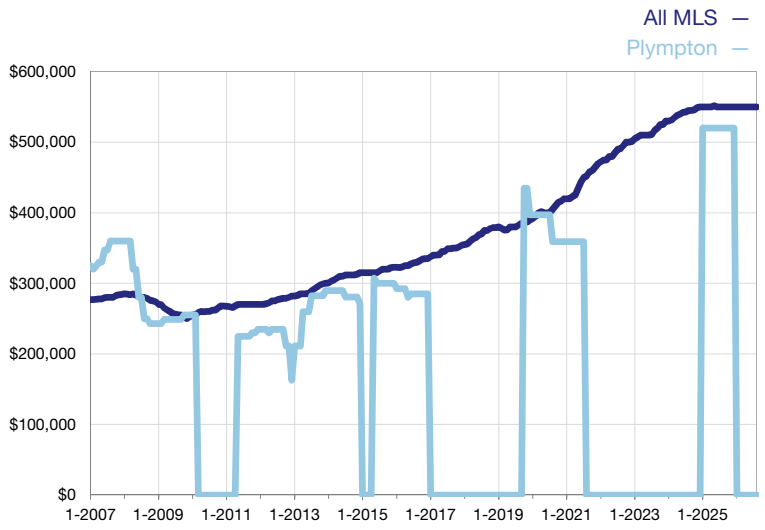
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	1	**0**	- 100.0%
Closed Sales	0	**0**	--	1	**0**	- 100.0%
Median Sales Price*	$0	**$0**	--	$519,999	**$0**	- 100.0%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	49	**0**	- 100.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	94.5%	**0.0%**	- 100.0%
New Listings	0	**0**	--	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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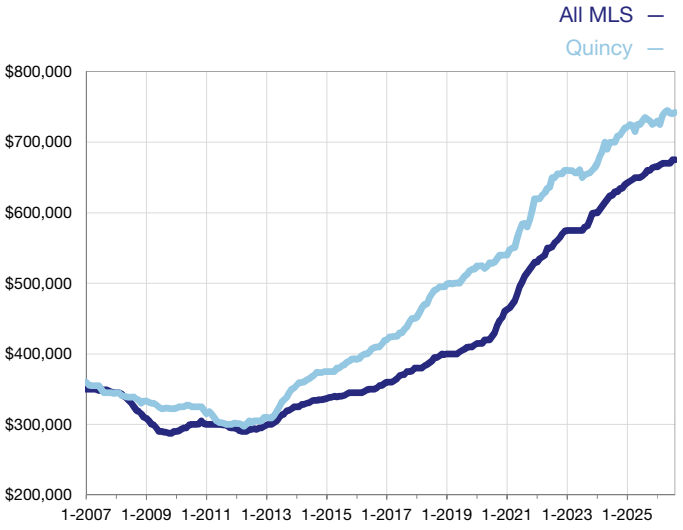
Single-Family Properties	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	21	**39**	+ 85.7%	241	**201**	- 16.6%
Closed Sales	43	**30**	- 30.2%	244	**182**	- 25.4%
Median Sales Price*	$740,000	**$787,500**	+ 6.4%	$725,000	**$755,500**	+ 4.2%
Inventory of Homes for Sale	52	**59**	+ 13.5%	--	--	--
Months Supply of Inventory	1.8	**2.2**	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	29	**33**	+ 13.8%	31	**29**	- 6.5%
Percent of Original List Price Received*	99.3%	**99.9%**	+ 0.6%	101.5%	**101.4%**	- 0.1%
New Listings	30	**46**	+ 53.3%	296	**277**	- 6.4%

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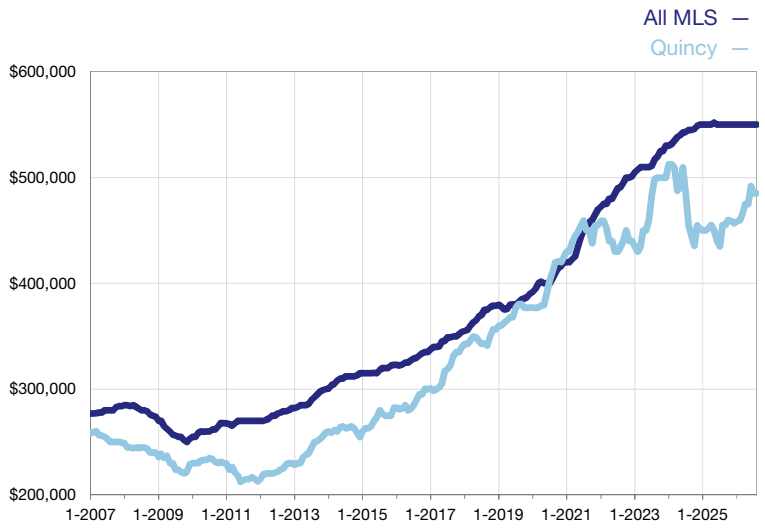
Condominium Properties	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	35	**31**	- 11.4%	221	**233**	+ 5.4%
Closed Sales	37	**28**	- 24.3%	210	**209**	- 0.5%
Median Sales Price*	$555,000	**$522,500**	- 5.9%	$459,950	**$501,000**	+ 8.9%
Inventory of Homes for Sale	71	**74**	+ 4.2%	--	--	--
Months Supply of Inventory	2.8	**2.7**	- 3.6%	--	--	--
Cumulative Days on Market Until Sale	39	**37**	- 5.1%	38	**43**	+ 13.2%
Percent of Original List Price Received*	98.0%	**97.9%**	- 0.1%	98.6%	**98.0%**	- 0.6%
New Listings	32	**35**	+ 9.4%	297	**391**	+ 31.6%

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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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Rockland

Single-Family Properties

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**12**	- 14.3%	100	**100**	0.0%
Closed Sales	15	**15**	0.0%	93	**97**	+ 4.3%
Median Sales Price*	$615,000	**$583,000**	- 5.2%	$555,000	**$605,000**	+ 9.0%
Inventory of Homes for Sale	12	**16**	+ 33.3%	--	--	--
Months Supply of Inventory	1.1	**1.5**	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	24	**24**	0.0%	27	**29**	+ 7.4%
Percent of Original List Price Received*	102.2%	**103.0%**	+ 0.8%	101.9%	**102.2%**	+ 0.3%
New Listings	9	**10**	+ 11.1%	107	**115**	+ 7.5%

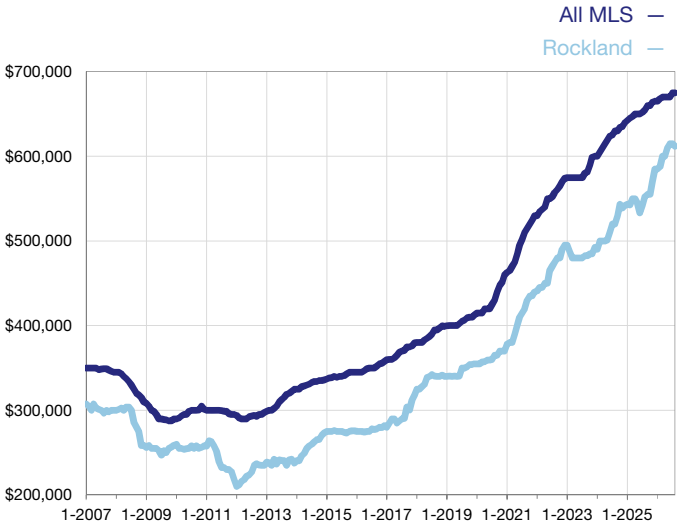
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Condominium Properties

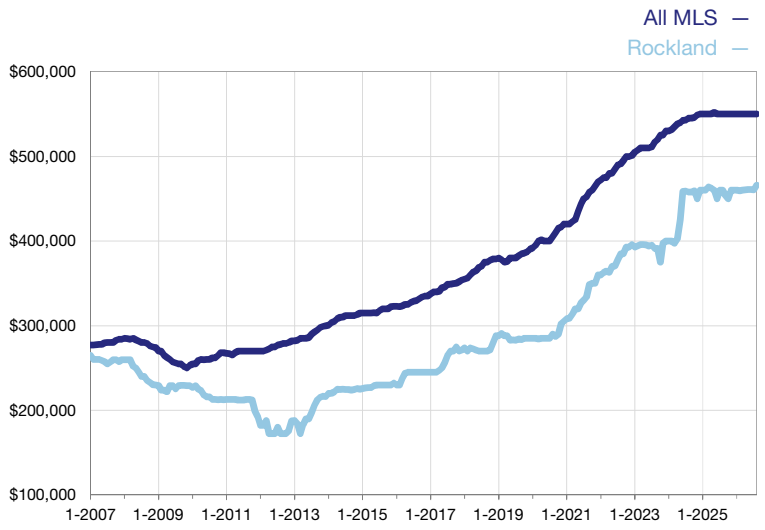
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**2**	- 75.0%	39	**32**	- 17.9%
Closed Sales	6	**1**	- 83.3%	34	**32**	- 5.9%
Median Sales Price*	$432,500	**$670,000**	+ 54.9%	$460,000	**$473,500**	+ 2.9%
Inventory of Homes for Sale	9	**8**	- 11.1%	--	--	--
Months Supply of Inventory	2.0	**2.0**	0.0%	--	--	--
Cumulative Days on Market Until Sale	62	**23**	- 62.9%	40	**34**	- 15.0%
Percent of Original List Price Received*	95.7%	**98.5%**	+ 2.9%	99.4%	**99.2%**	- 0.2%
New Listings	6	**4**	- 33.3%	46	**43**	- 6.5%

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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

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	17	**24**	+ 41.2%	121	**135**	+ 11.6%
Closed Sales	24	**20**	- 16.7%	108	**117**	+ 8.3%
Median Sales Price*	$1,164,500	**$1,250,000**	+ 7.3%	$1,150,000	**$1,115,000**	- 3.0%
Inventory of Homes for Sale	41	**37**	- 9.8%	--	--	--
Months Supply of Inventory	2.7	**2.4**	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	54	**25**	- 53.7%	40	**35**	- 12.5%
Percent of Original List Price Received*	98.1%	**102.7%**	+ 4.7%	100.1%	**100.9%**	+ 0.8%
New Listings	11	**21**	+ 90.9%	171	**191**	+ 11.7%

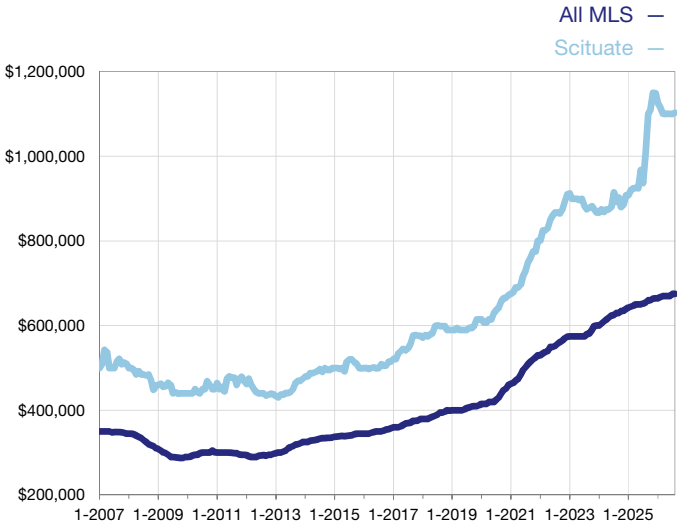
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Condominium Properties

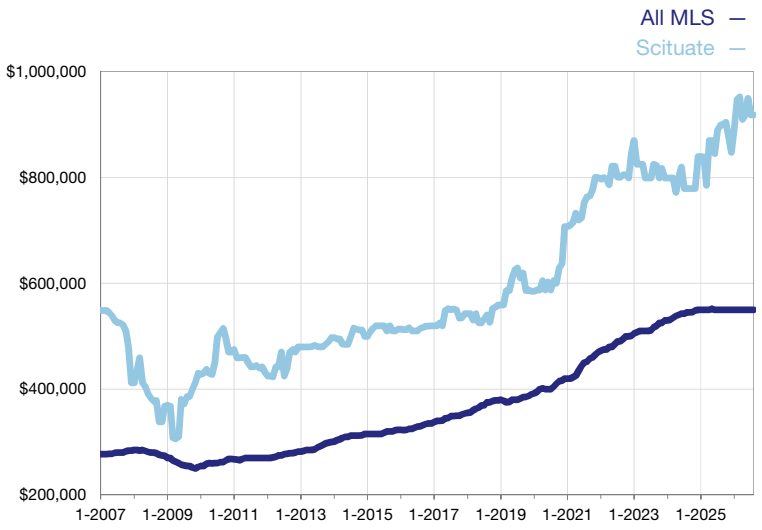
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**3**	0.0%	33	**24**	- 27.3%
Closed Sales	3	**5**	+ 66.7%	28	**25**	- 10.7%
Median Sales Price*	$955,000	**$986,666**	+ 3.3%	$862,500	**$950,000**	+ 10.1%
Inventory of Homes for Sale	9	**3**	- 66.7%	--	--	--
Months Supply of Inventory	2.2	**1.1**	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	19	**56**	+ 194.7%	51	**73**	+ 43.1%
Percent of Original List Price Received*	101.7%	**98.4%**	- 3.2%	96.8%	**97.3%**	+ 0.5%
New Listings	3	**3**	0.0%	38	**23**	- 39.5%

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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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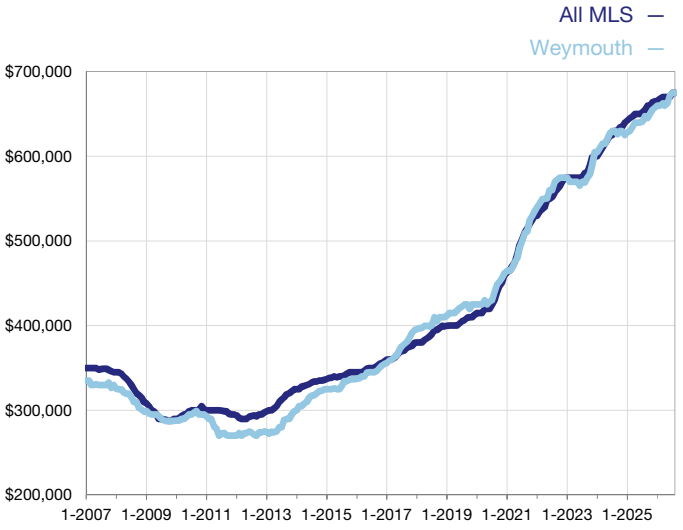
Single-Family Properties	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	35	**38**	+ 8.6%	276	**263**	- 4.7%
Closed Sales	44	**38**	- 13.6%	262	**241**	- 8.0%
Median Sales Price*	$685,250	**$674,125**	- 1.6%	$663,750	**$688,500**	+ 3.7%
Inventory of Homes for Sale	34	**40**	+ 17.6%	--	--	--
Months Supply of Inventory	1.0	**1.3**	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	29	**23**	- 20.7%	28	**34**	+ 21.4%
Percent of Original List Price Received*	99.6%	**103.9%**	+ 4.3%	101.3%	**102.2%**	+ 0.9%
New Listings	27	**37**	+ 37.0%	303	**295**	- 2.6%

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

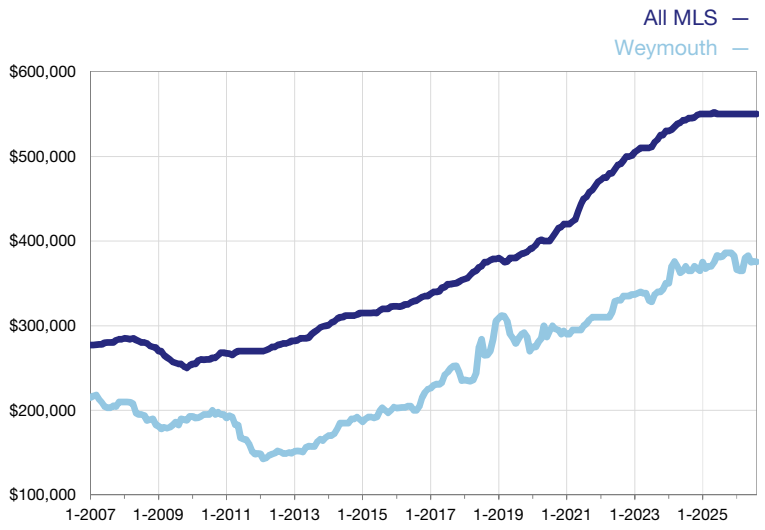
Condominium Properties	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	15	**12**	- 20.0%	101	**109**	+ 7.9%
Closed Sales	7	**10**	+ 42.9%	100	**108**	+ 8.0%
Median Sales Price*	$425,000	**$437,500**	+ 2.9%	$388,000	**$385,000**	- 0.8%
Inventory of Homes for Sale	26	**27**	+ 3.8%	--	--	--
Months Supply of Inventory	2.0	**2.1**	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	47	**50**	+ 6.4%	43	**38**	- 11.6%
Percent of Original List Price Received*	94.4%	**96.0%**	+ 1.7%	99.0%	**97.9%**	- 1.1%
New Listings	14	**13**	- 7.1%	129	**137**	+ 6.2%

* 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 – August 2026

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

South Shore Realtors®

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Whitman

Single-Family Properties

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**11**	+ 22.2%	59	**59**	0.0%
Closed Sales	9	**6**	- 33.3%	53	**54**	+ 1.9%
Median Sales Price*	$515,000	**$574,500**	+ 11.6%	$515,000	**$575,000**	+ 11.7%
Inventory of Homes for Sale	12	**11**	- 8.3%	--	--	--
Months Supply of Inventory	1.6	**1.5**	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	26	**59**	+ 126.9%	31	**39**	+ 25.8%
Percent of Original List Price Received*	101.6%	**98.3%**	- 3.2%	101.6%	**101.1%**	- 0.5%
New Listings	13	**10**	- 23.1%	71	**70**	- 1.4%

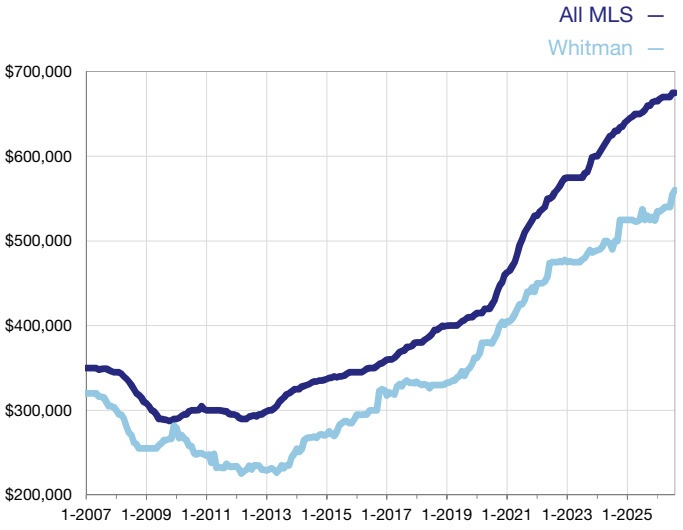
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Condominium Properties

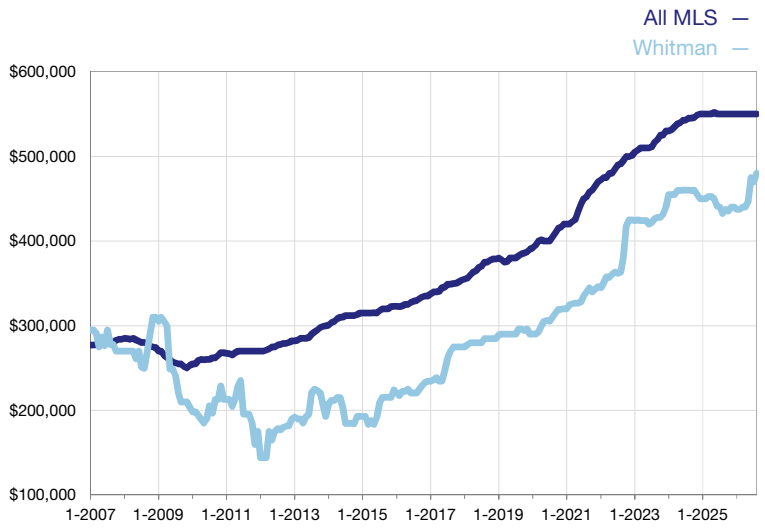
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**3**	+ 50.0%	21	**30**	+ 42.9%
Closed Sales	3	**3**	0.0%	23	**25**	+ 8.7%
Median Sales Price*	$405,000	**$535,000**	+ 32.1%	$435,000	**$480,000**	+ 10.3%
Inventory of Homes for Sale	5	**6**	+ 20.0%	--	--	--
Months Supply of Inventory	1.8	**1.8**	0.0%	--	--	--
Cumulative Days on Market Until Sale	11	**15**	+ 36.4%	32	**31**	- 3.1%
Percent of Original List Price Received*	101.3%	**101.2%**	- 0.1%	101.8%	**101.4%**	- 0.4%
New Listings	4	**2**	- 50.0%	24	**35**	+ 45.8%

* 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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