

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

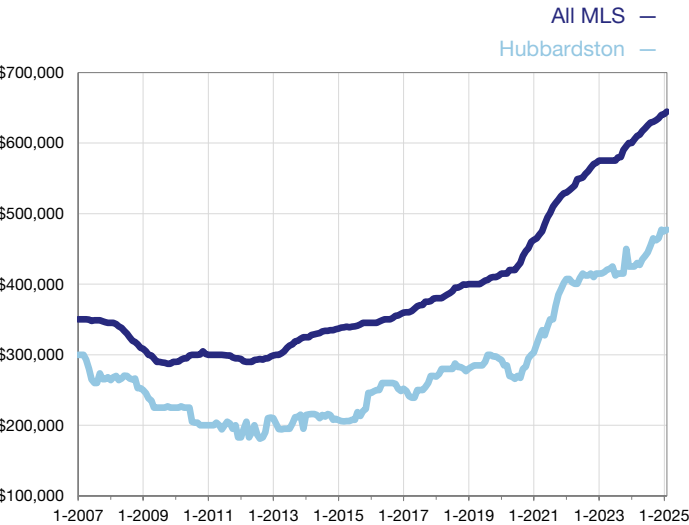
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	6	4	- 33.3%
Closed Sales	2	1	- 50.0%	4	4	0.0%
Median Sales Price*	\$480,575	\$585,000	+ 21.7%	\$532,450	\$457,500	- 14.1%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	61	21	- 65.6%	53	49	- 7.5%
Percent of Original List Price Received*	99.7%	98.0%	- 1.7%	99.1%	97.6%	- 1.5%
New Listings	2	3	+ 50.0%	6	7	+ 16.7%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	0	2	--
Closed Sales	0	2	--	0	2	--
Median Sales Price*	\$0	\$342,450	--	\$0	\$342,450	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.9	--	--	--	--
Cumulative Days on Market Until Sale	0	73	--	0	73	--
Percent of Original List Price Received*	0.0%	96.5%	--	0.0%	96.5%	--
New Listings	0	0	--	0	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

