

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

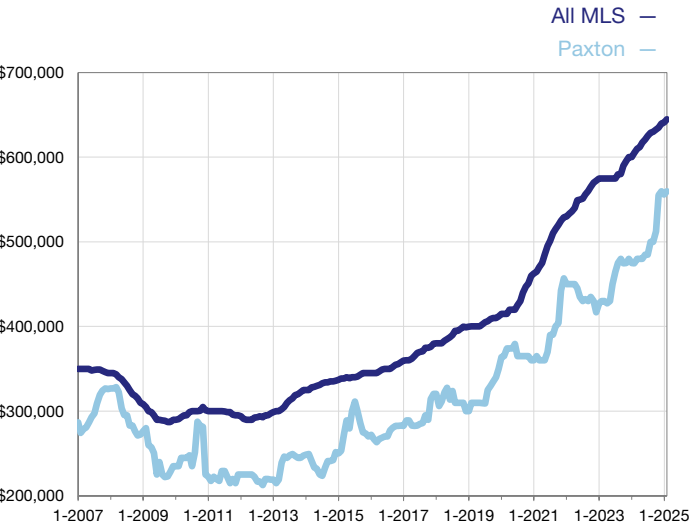
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				4	3	- 25.0%	8	5	- 37.5%
Closed Sales				2	2	0.0%	6	4	- 33.3%
Median Sales Price*				\$628,000	\$857,450	+ 36.5%	\$602,500	\$630,000	+ 4.6%
Inventory of Homes for Sale				1	2	+ 100.0%	--	--	--
Months Supply of Inventory				0.3	0.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale				34	22	- 35.3%	29	16	- 44.8%
Percent of Original List Price Received*				98.1%	103.2%	+ 5.2%	106.3%	102.7%	- 3.4%
New Listings				1	1	0.0%	5	5	0.0%

* 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		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				0	0	--	0	0	--
Closed Sales				0	0	--	0	0	--
Median Sales Price*				\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale				0	0	--	--	--	--
Months Supply of Inventory				0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale				0	0	--	0	0	--
Percent of Original List Price Received*				0.0%	0.0%	--	0.0%	0.0%	--
New Listings				0	0	--	0	0	--

* 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

