

# Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Phillipston

### Single-Family Properties

| Key Metrics                              | March |           |         | Year to Date |           |          |
|--|-------|-----------|---------|--------------|-----------|----------|
|  | 2024  | 2025      | + / -   | 2024         | 2025      | + / -    |
| Pending Sales                            | 2     | 2         | 0.0%    | 4            | 6         | + 50.0%  |
| Closed Sales                             | 0     | 2         | --      | 1            | 2         | + 100.0% |
| Median Sales Price*                      | \$0   | \$504,500 | --      | \$245,000    | \$504,500 | + 105.9% |
| Inventory of Homes for Sale              | 7     | 7         | 0.0%    | --           | --        | --       |
| Months Supply of Inventory               | 3.3   | 3.1       | - 6.1%  | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 0     | 67        | --      | 11           | 67        | + 509.1% |
| Percent of Original List Price Received* | 0.0%  | 97.8%     | --      | 102.1%       | 97.8%     | - 4.2%   |
| New Listings                             | 5     | 3         | - 40.0% | 13           | 8         | - 38.5%  |

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

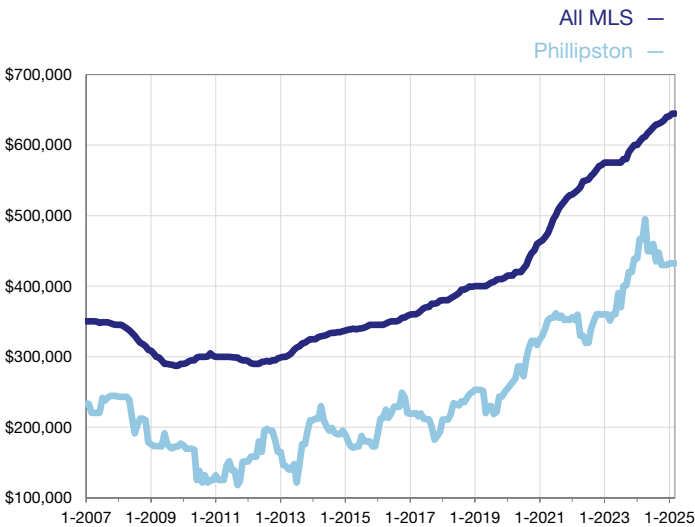
### Condominium Properties

| Key Metrics                              | March |      |       | Year to Date |      |       |
|--|-------|------|-------|--------------|------|-------|
|  | 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

