

Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	4	- 50.0%	16	11	- 31.3%
Closed Sales	3	5	+ 66.7%	10	11	+ 10.0%
Median Sales Price*	\$415,000	\$485,000	+ 16.9%	\$440,000	\$485,000	+ 10.2%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	76	77	+ 1.3%	53	68	+ 28.3%
Percent of Original List Price Received*	99.5%	98.6%	- 0.9%	100.0%	96.7%	- 3.3%
New Listings	6	5	- 16.7%	16	14	- 12.5%

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

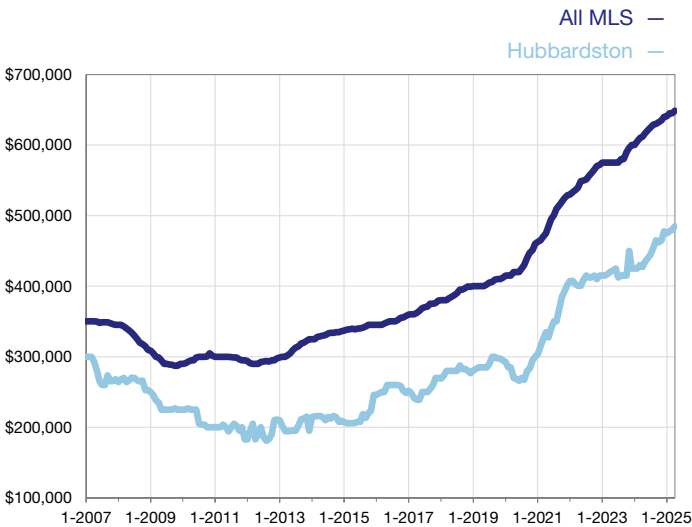
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Median Sales Price*	\$395,000	\$0	- 100.0%	\$395,000	\$342,450	- 13.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.7	--	--	--	--
Cumulative Days on Market Until Sale	5	0	- 100.0%	5	73	+ 1,360.0%
Percent of Original List Price Received*	105.3%	0.0%	- 100.0%	105.3%	96.5%	- 8.4%
New Listings	0	1	--	1	4	+ 300.0%

* 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

