Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

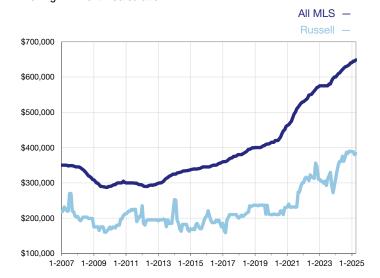
Russell

Single-Family Properties	April			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-
Pending Sales	3	1	- 66.7%	5	4	- 20.0%
Closed Sales	1	1	0.0%	4	4	0.0%
Median Sales Price*	\$260,000	\$317,000	+ 21.9%	\$399,500	\$311,000	- 22.2%
Inventory of Homes for Sale	2	3	+ 50.0%			
Months Supply of Inventory	0.9	2.1	+ 133.3%			
Cumulative Days on Market Until Sale	20	13	- 35.0%	102	38	- 62.7%
Percent of Original List Price Received*	104.0%	109.3%	+ 5.1%	93.9%	100.7%	+ 7.2%
New Listings	2	4	+ 100.0%	5	6	+ 20.0%

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

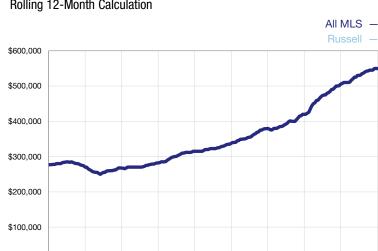
Condominium Properties		April			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-	
Pending Sales	0	0		0	0		
Closed Sales	0	0		0	0		
Median Sales Price*	\$0	\$0		\$0	\$0		
Inventory of Homes for Sale	0	0					
Months Supply of Inventory	0.0	0.0					
Cumulative Days on Market Until Sale	0	0		0	0		
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



1-2009 1-2011 1-2013 1-2015 1-2017 1-2019 1-2021 1-2023 1-2025

Rolling 12-Month Calculation

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