

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	4	- 55.6%	35	23	- 34.3%
Closed Sales	6	6	0.0%	27	21	- 22.2%
Median Sales Price*	\$550,000	\$612,000	+ 11.3%	\$560,000	\$620,000	+ 10.7%
Inventory of Homes for Sale	1	9	+ 800.0%	--	--	--
Months Supply of Inventory	0.2	3.1	+ 1,450.0%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	24	20	- 16.7%
Percent of Original List Price Received*	98.1%	97.6%	- 0.5%	101.9%	100.1%	- 1.8%
New Listings	3	2	- 33.3%	33	34	+ 3.0%

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

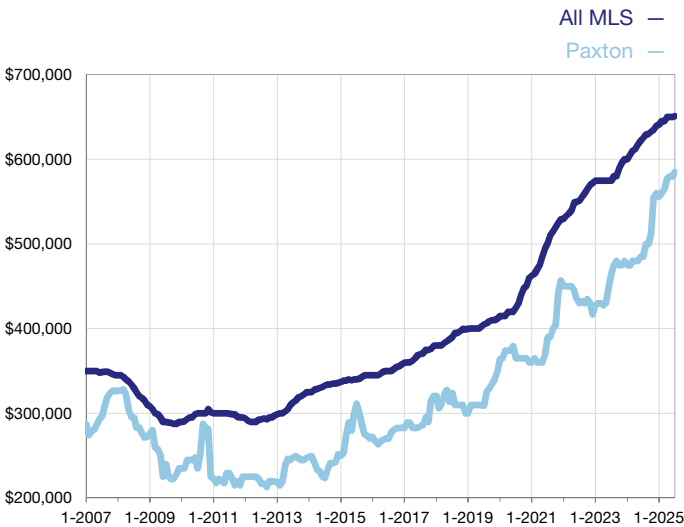
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	1	1	0.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$452,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	16	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.5%	0.0%	- 100.0%
New Listings	0	1	--	1	1	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

