

# Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Phillipston

### Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	5	+ 66.7%	12	18	+ 50.0%
Closed Sales	0	3	--	11	10	- 9.1%
Median Sales Price*	\$0	\$595,000	--	\$460,000	\$587,000	+ 27.6%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	5.9	3.1	- 47.5%	--	--	--
Cumulative Days on Market Until Sale	0	24	--	34	92	+ 170.6%
Percent of Original List Price Received*	0.0%	98.8%	--	96.5%	89.5%	- 7.3%
New Listings	2	3	+ 50.0%	30	28	- 6.7%

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

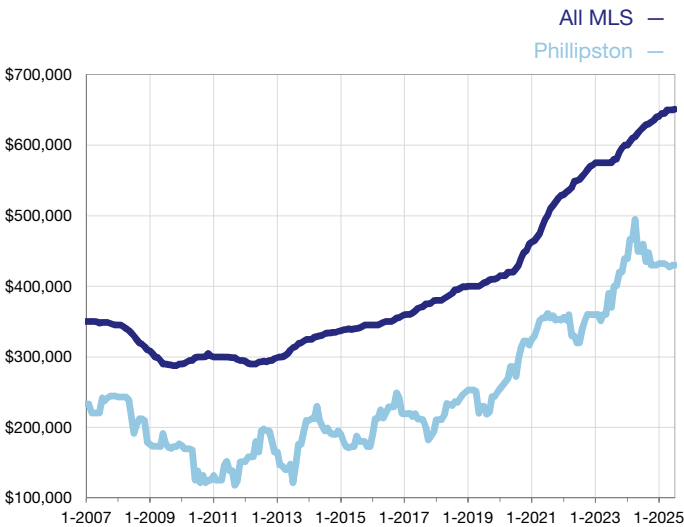
### Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	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

