

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whately

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|------|-----------|----------|--------------|-----------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 2 | 1 | - 50.0% | 5 | 8 | + 60.0% |
| Closed Sales | 0 | 2 | -- | 3 | 8 | + 166.7% |
| Median Sales Price* | \$0 | \$279,000 | -- | \$605,000 | \$400,500 | - 33.8% |
| Inventory of Homes for Sale | 1 | 2 | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.6 | + 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 89 | -- | 46 | 88 | + 91.3% |
| Percent of Original List Price Received* | 0.0% | 83.1% | -- | 101.0% | 90.2% | - 10.7% |
| New Listings | 0 | 2 | -- | 5 | 7 | + 40.0% |

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

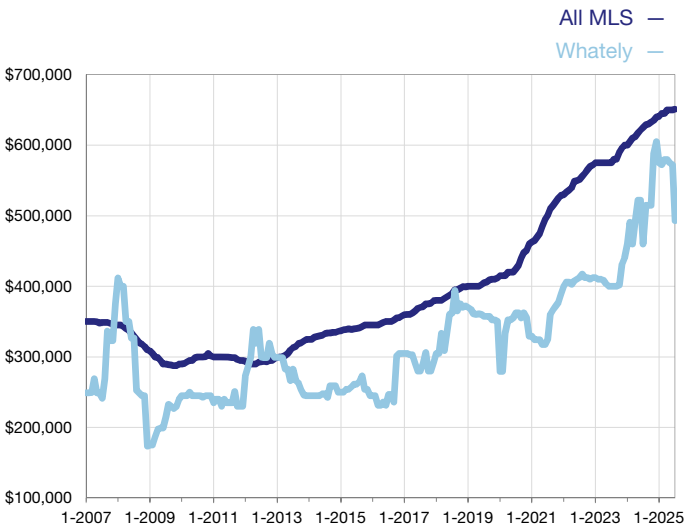
Condominium Properties

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

