

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	9	+ 80.0%	95	127	+ 33.7%
Closed Sales	6	9	+ 50.0%	100	118	+ 18.0%
Median Sales Price*	\$635,000	\$577,000	- 9.1%	\$585,000	\$612,500	+ 4.7%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	50	35	- 30.0%	28	32	+ 14.3%
Percent of Original List Price Received*	98.5%	99.9%	+ 1.4%	99.5%	100.1%	+ 0.6%
New Listings	4	7	+ 75.0%	108	149	+ 38.0%

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

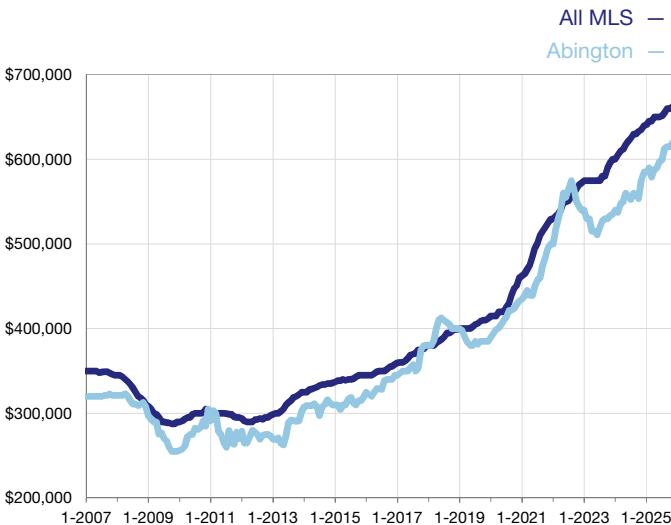
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	1	- 50.0%	46	30	- 34.8%
Closed Sales	3	3	0.0%	47	30	- 36.2%
Median Sales Price*	\$440,000	\$416,000	- 5.5%	\$442,000	\$460,000	+ 4.1%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	38	24	- 36.8%	21	25	+ 19.0%
Percent of Original List Price Received*	96.1%	103.3%	+ 7.5%	101.5%	102.0%	+ 0.5%
New Listings	2	1	- 50.0%	50	31	- 38.0%

* 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

