

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Auburn

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	14	+ 55.6%	166	168	+ 1.2%
Closed Sales	16	13	- 18.8%	160	165	+ 3.1%
Median Sales Price*	\$435,000	\$450,000	+ 3.4%	\$437,071	\$482,000	+ 10.3%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	31	44	+ 41.9%	26	32	+ 23.1%
Percent of Original List Price Received*	97.9%	98.0%	+ 0.1%	101.0%	100.2%	- 0.8%
New Listings	5	7	+ 40.0%	182	189	+ 3.8%

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

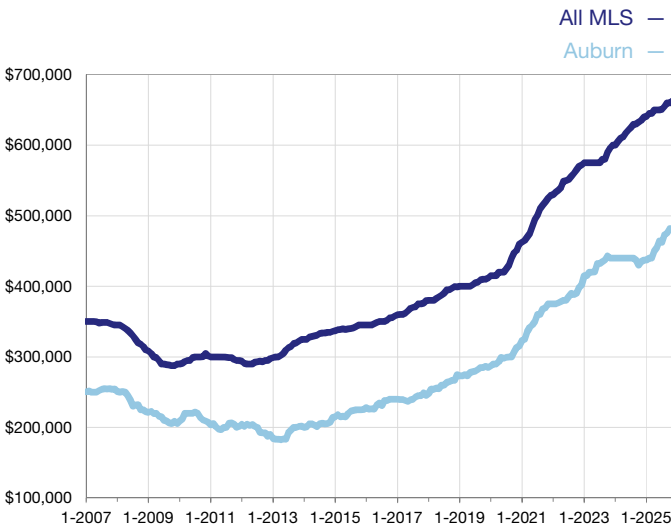
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	23	16	- 30.4%
Closed Sales	2	1	- 50.0%	22	17	- 22.7%
Median Sales Price*	\$355,000	\$345,000	- 2.8%	\$354,250	\$340,000	- 4.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.5	+ 275.0%	--	--	--
Cumulative Days on Market Until Sale	28	4	- 85.7%	20	31	+ 55.0%
Percent of Original List Price Received*	94.7%	106.2%	+ 12.1%	101.2%	99.0%	- 2.2%
New Listings	1	0	- 100.0%	26	18	- 30.8%

* 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

