

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Becket

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	4	0.0%	43	49	+ 14.0%
Closed Sales	5	4	- 20.0%	42	49	+ 16.7%
Median Sales Price*	\$347,000	\$575,000	+ 65.7%	\$351,000	\$427,500	+ 21.8%
Inventory of Homes for Sale	9	16	+ 77.8%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 44.0%	--	--	--
Cumulative Days on Market Until Sale	112	133	+ 18.8%	114	100	- 12.3%
Percent of Original List Price Received*	83.2%	91.3%	+ 9.7%	92.0%	93.9%	+ 2.1%
New Listings	0	1	--	60	80	+ 33.3%

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

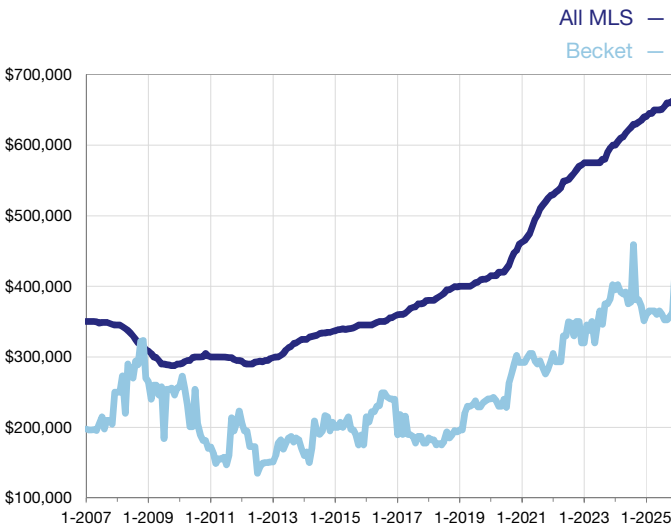
Condominium Properties

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

