

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Buckland

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	17	14	- 17.6%
Closed Sales	3	1	- 66.7%	19	13	- 31.6%
Median Sales Price*	\$375,000	\$636,500	+ 69.7%	\$500,000	\$395,000	- 21.0%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	30	31	+ 3.3%	49	73	+ 49.0%
Percent of Original List Price Received*	93.7%	97.9%	+ 4.5%	94.4%	98.3%	+ 4.1%
New Listings	0	0	--	19	16	- 15.8%

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

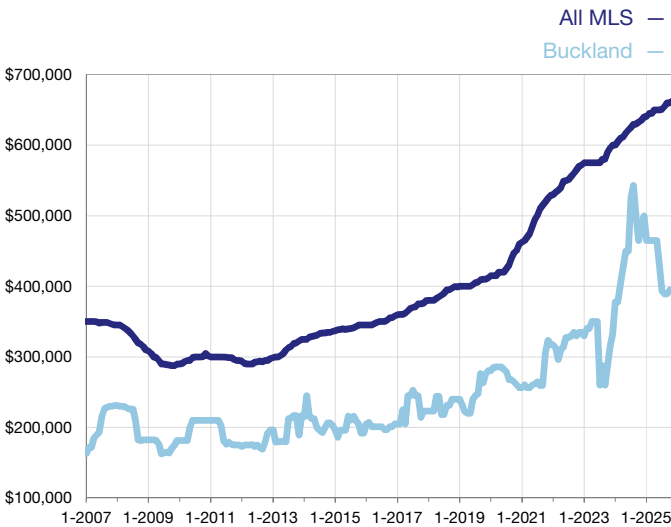
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$319,500	\$315,000	- 1.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	283	28	- 90.1%
Percent of Original List Price Received*	0.0%	0.0%	--	85.4%	95.5%	+ 11.8%
New Listings	0	0	--	0	2	--

* 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

