

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Clarksburg

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	0	- 100.0%	25	15	- 40.0%
Closed Sales	1	1	0.0%	23	17	- 26.1%
Median Sales Price*	\$670,000	\$400,000	- 40.3%	\$280,000	\$340,000	+ 21.4%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	72	260	+ 261.1%	62	104	+ 67.7%
Percent of Original List Price Received*	98.5%	94.1%	- 4.5%	94.7%	93.1%	- 1.7%
New Listings	0	0	--	28	16	- 42.9%

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

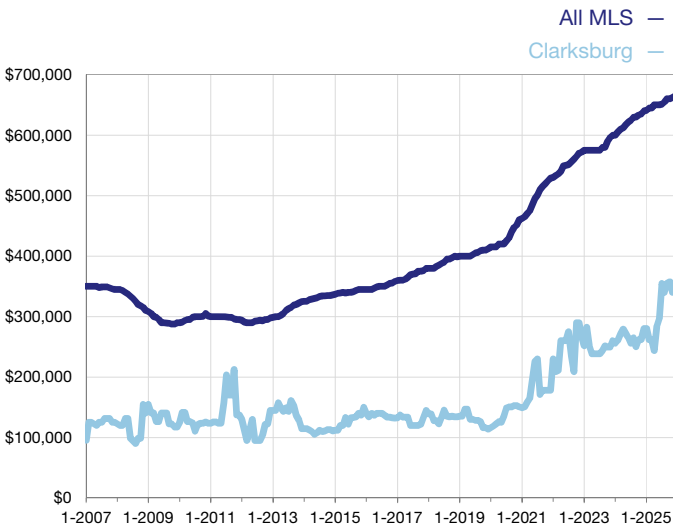
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	5	1	- 80.0%
Closed Sales	0	0	--	5	1	- 80.0%
Median Sales Price*	\$0	\$0	--	\$116,000	\$139,000	+ 19.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	57	50	- 12.3%
Percent of Original List Price Received*	0.0%	0.0%	--	93.9%	99.4%	+ 5.9%
New Listings	0	0	--	5	1	- 80.0%

* 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

