

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	2	- 50.0%	44	33	- 25.0%
Closed Sales	2	1	- 50.0%	42	36	- 14.3%
Median Sales Price*	\$497,500	\$410,000	- 17.6%	\$477,500	\$477,500	0.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	86	89	+ 3.5%	37	52	+ 40.5%
Percent of Original List Price Received*	100.0%	97.6%	- 2.4%	100.0%	97.1%	- 2.9%
New Listings	1	0	- 100.0%	51	38	- 25.5%

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

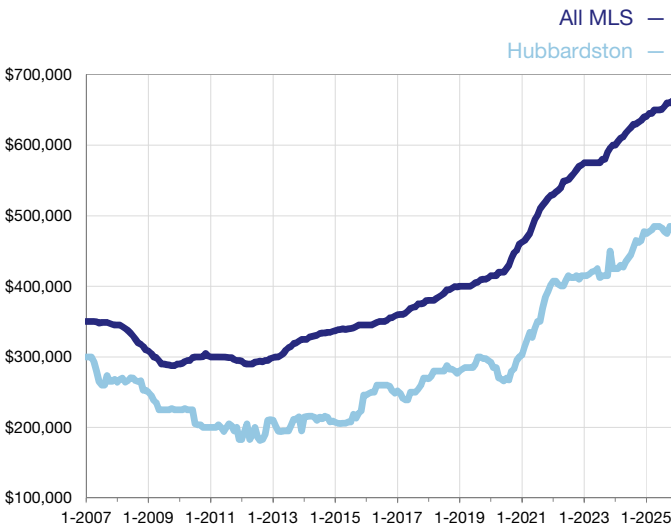
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	5	8	+ 60.0%
Closed Sales	3	0	- 100.0%	5	8	+ 60.0%
Median Sales Price*	\$400,000	\$0	- 100.0%	\$395,000	\$370,500	- 6.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	16	63	+ 293.8%
Percent of Original List Price Received*	102.2%	0.0%	- 100.0%	102.4%	98.1%	- 4.2%
New Listings	0	0	--	6	7	+ 16.7%

* 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

