

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleton

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	3	- 57.1%	69	54	- 21.7%
Closed Sales	6	2	- 66.7%	66	54	- 18.2%
Median Sales Price*	\$888,500	\$1,230,500	+ 38.5%	\$987,500	\$1,032,500	+ 4.6%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	1.2	2.7	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	92	20	- 78.3%	43	36	- 16.3%
Percent of Original List Price Received*	100.2%	103.9%	+ 3.7%	99.4%	99.2%	- 0.2%
New Listings	1	4	+ 300.0%	80	73	- 8.8%

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

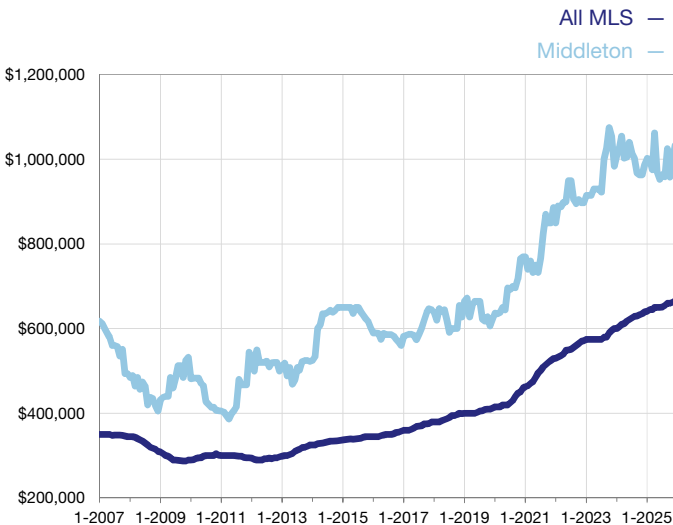
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	5	+ 150.0%	28	39	+ 39.3%
Closed Sales	1	11	+ 1,000.0%	28	39	+ 39.3%
Median Sales Price*	\$610,000	\$550,000	- 9.8%	\$577,500	\$610,000	+ 5.6%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	239	50	- 79.1%	31	35	+ 12.9%
Percent of Original List Price Received*	101.7%	95.3%	- 6.3%	100.9%	98.9%	- 2.0%
New Listings	2	3	+ 50.0%	32	49	+ 53.1%

* 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

