

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	4	+ 100.0%	47	37	- 21.3%
Closed Sales	2	4	+ 100.0%	47	34	- 27.7%
Median Sales Price*	\$513,625	\$577,500	+ 12.4%	\$560,000	\$615,000	+ 9.8%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	0.5	2.6	+ 420.0%	--	--	--
Cumulative Days on Market Until Sale	45	40	- 11.1%	28	26	- 7.1%
Percent of Original List Price Received*	94.8%	83.8%	- 11.6%	99.8%	98.3%	- 1.5%
New Listings	1	2	+ 100.0%	47	54	+ 14.9%

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

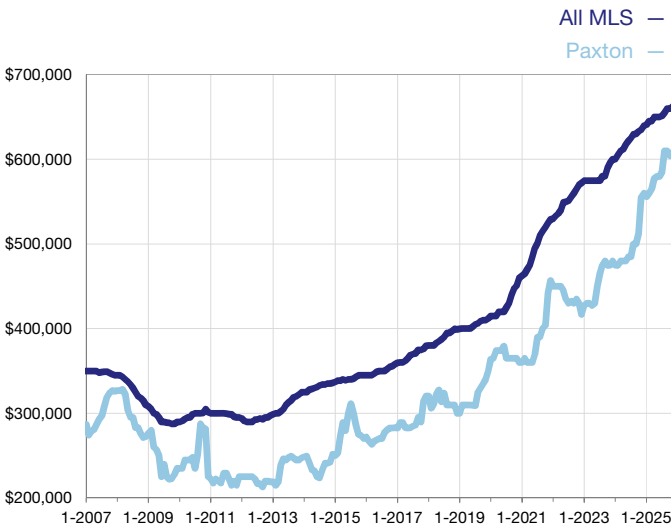
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$452,000	\$449,900	- 0.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	16	4	- 75.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.5%	100.0%	- 0.5%
New Listings	0	0	--	1	1	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

