

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Phillipston

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	23	31	+ 34.8%
Closed Sales	2	2	0.0%	25	27	+ 8.0%
Median Sales Price*	\$537,365	\$587,000	+ 9.2%	\$430,000	\$565,000	+ 31.4%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	3.9	1.1	- 71.8%	--	--	--
Cumulative Days on Market Until Sale	41	138	+ 236.6%	37	88	+ 137.8%
Percent of Original List Price Received*	95.6%	96.2%	+ 0.6%	97.3%	94.2%	- 3.2%
New Listings	0	0	--	47	38	- 19.1%

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

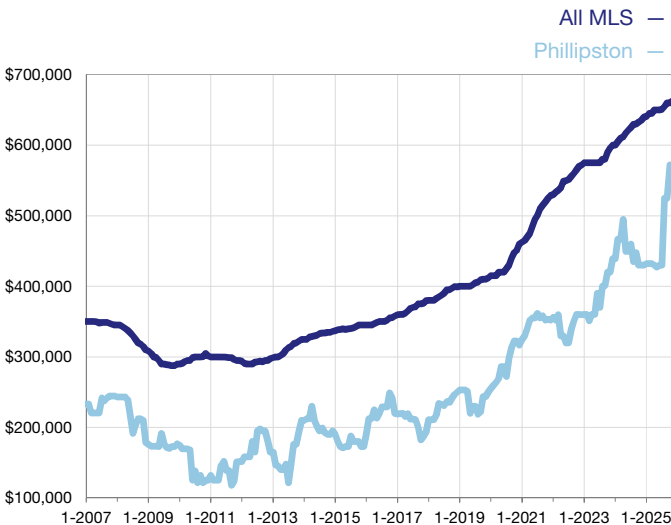
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	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

