

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Reading

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	11	7	- 36.4%	199	174	- 12.6%
Closed Sales	23	14	- 39.1%	197	177	- 10.2%
Median Sales Price*	\$803,000	<b>\$725,500</b>	- 9.7%	\$855,000	<b>\$902,000</b>	+ 5.5%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	37	30	- 18.9%	28	24	- 14.3%
Percent of Original List Price Received*	99.0%	98.6%	- 0.4%	101.8%	104.1%	+ 2.3%
New Listings	2	4	+ 100.0%	204	196	- 3.9%

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

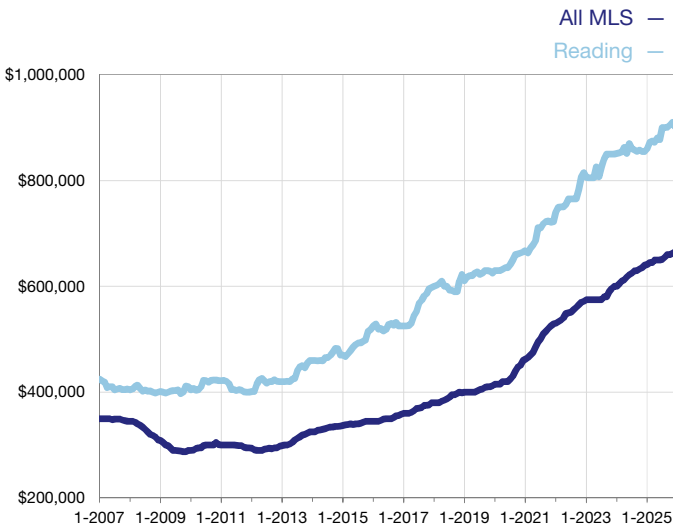
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	1	- 75.0%	76	74	- 2.6%
Closed Sales	7	5	- 28.6%	75	80	+ 6.7%
Median Sales Price*	\$485,000	<b>\$570,000</b>	+ 17.5%	\$560,000	<b>\$595,500</b>	+ 6.3%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	47	72	+ 53.2%	37	41	+ 10.8%
Percent of Original List Price Received*	100.7%	96.6%	- 4.1%	101.3%	99.1%	- 2.2%
New Listings	0	0	--	98	90	- 8.2%

\* 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

