

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shelburne

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|----------|------|----------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 2 | 0 | - 100.0% | 11 | 8 | - 27.3% |
| Closed Sales | 0 | 0 | -- | 11 | 10 | - 9.1% |
| Median Sales Price* | \$0 | \$0 | -- | \$506,000 | \$486,000 | - 4.0% |
| Inventory of Homes for Sale | 2 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.0 | - 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 42 | 54 | + 28.6% |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 101.8% | 93.7% | - 8.0% |
| New Listings | 0 | 0 | -- | 12 | 8 | - 33.3% |

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

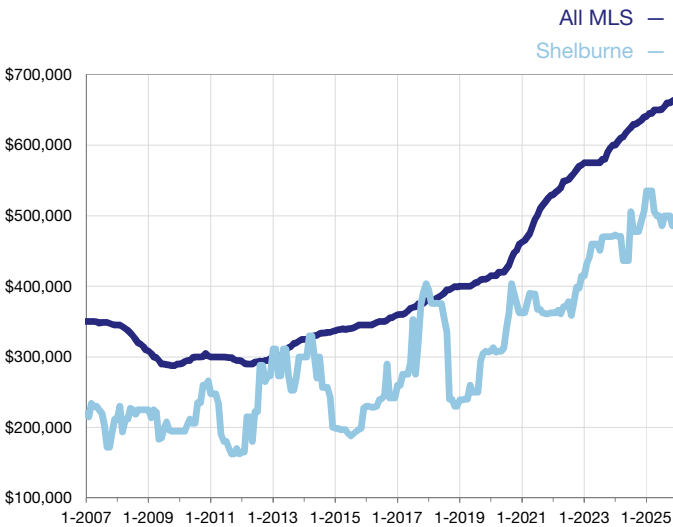
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|----------|------|---------|--------------|------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 0 | 1 | -- | 1 | 2 | + 100.0% |
| Closed Sales | 0 | 0 | -- | 2 | 0 | - 100.0% |
| Median Sales Price* | \$0 | \$0 | -- | \$441,250 | \$0 | - 100.0% |
| Inventory of Homes for Sale | 4 | 2 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 4.0 | 2.0 | - 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 22 | 0 | - 100.0% |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 102.0% | 0.0% | - 100.0% |
| New Listings | 0 | 0 | -- | 4 | 0 | - 100.0% |

* 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

