

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southampton

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	3	- 57.1%	48	45	- 6.3%
Closed Sales	6	3	- 50.0%	42	49	+ 16.7%
Median Sales Price*	\$655,000	<b>\$520,000</b>	- 20.6%	\$535,000	<b>\$520,000</b>	- 2.8%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	24	34	+ 41.7%	40	40	0.0%
Percent of Original List Price Received*	102.6%	<b>102.3%</b>	- 0.3%	100.6%	<b>101.0%</b>	+ 0.4%
New Listings	4	4	0.0%	53	60	+ 13.2%

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

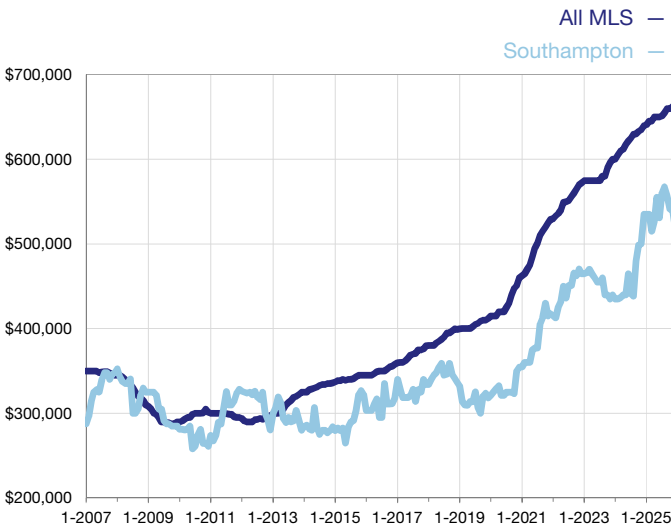
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	2	4	+ 100.0%
Closed Sales	1	0	- 100.0%	2	4	+ 100.0%
Median Sales Price*	\$264,900	<b>\$0</b>	- 100.0%	\$232,950	<b>\$457,500</b>	+ 96.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	28	0	- 100.0%	38	12	- 68.4%
Percent of Original List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	98.1%	<b>103.6%</b>	+ 5.6%
New Listings	0	0	--	2	6	+ 200.0%

\* 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

