

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Walpole

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	9	+ 12.5%	158	169	+ 7.0%
Closed Sales	12	7	- 41.7%	161	165	+ 2.5%
Median Sales Price*	\$643,750	\$650,000	+ 1.0%	\$770,000	\$800,000	+ 3.9%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	27	21	- 22.2%	27	28	+ 3.7%
Percent of Original List Price Received*	97.4%	104.3%	+ 7.1%	100.7%	100.7%	0.0%
New Listings	7	5	- 28.6%	181	201	+ 11.0%

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

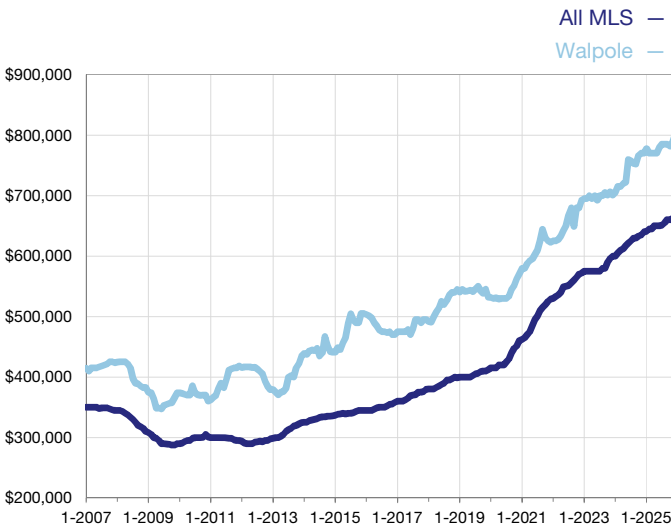
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	5	+ 66.7%	59	58	- 1.7%
Closed Sales	5	6	+ 20.0%	58	52	- 10.3%
Median Sales Price*	\$650,000	\$598,000	- 8.0%	\$540,000	\$539,500	- 0.1%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	33	26	- 21.2%	34	31	- 8.8%
Percent of Original List Price Received*	96.7%	99.1%	+ 2.5%	100.8%	100.6%	- 0.2%
New Listings	6	1	- 83.3%	65	78	+ 20.0%

* 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

