

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	7	+ 16.7%	105	89	- 15.2%
Closed Sales	7	9	+ 28.6%	108	87	- 19.4%
Median Sales Price*	\$559,900	\$510,000	- 8.9%	\$525,000	\$523,000	- 0.4%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	22	25	+ 13.6%	24	30	+ 25.0%
Percent of Original List Price Received*	98.7%	99.4%	+ 0.7%	101.0%	100.7%	- 0.3%
New Listings	4	6	+ 50.0%	123	108	- 12.2%

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

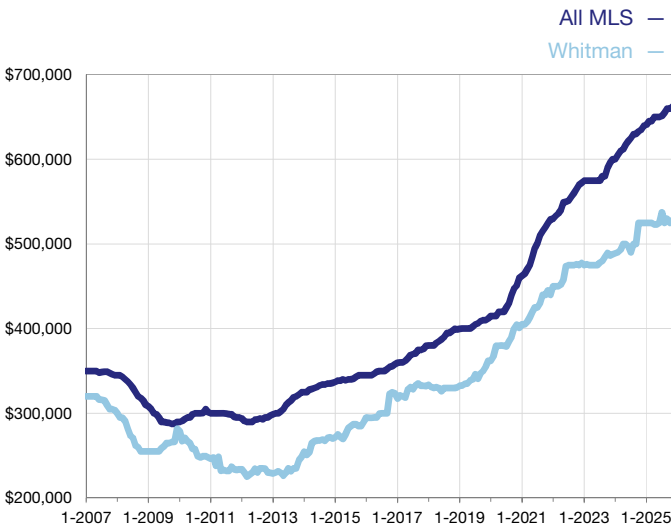
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	6	+ 50.0%	34	34	0.0%
Closed Sales	1	5	+ 400.0%	31	31	0.0%
Median Sales Price*	\$430,000	\$415,000	- 3.5%	\$450,000	\$440,000	- 2.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	35	+ 45.8%	19	36	+ 89.5%
Percent of Original List Price Received*	93.5%	99.9%	+ 6.8%	100.9%	101.2%	+ 0.3%
New Listings	3	7	+ 133.3%	38	37	- 2.6%

* 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

