

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Phillipston

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	3	+ 50.0%	6	4	- 33.3%
Closed Sales	2	0	- 100.0%	2	3	+ 50.0%
Median Sales Price*	\$504,500	\$0	- 100.0%	\$504,500	\$719,000	+ 42.5%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	3.1	1.7	- 45.2%	--	--	--
Cumulative Days on Market Until Sale	67	0	- 100.0%	67	45	- 32.8%
Percent of Original List Price Received*	97.8%	0.0%	- 100.0%	97.8%	99.1%	+ 1.3%
New Listings	3	5	+ 66.7%	8	9	+ 12.5%

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

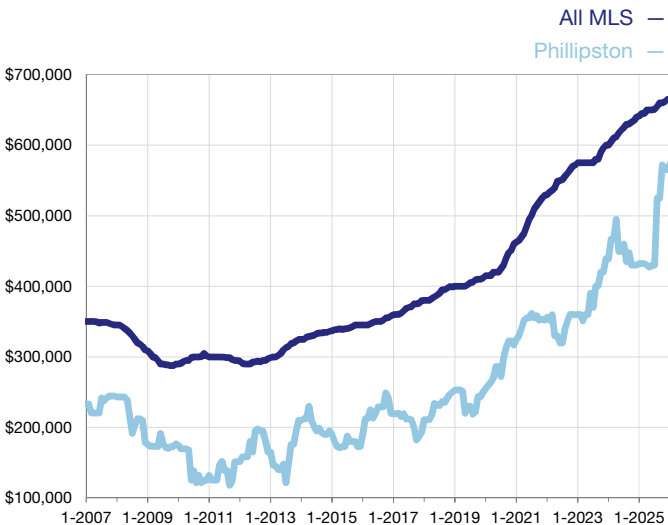
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	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

