

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	8	+ 100.0%	11	10	- 9.1%
Closed Sales	5	3	- 40.0%	11	4	- 63.6%
Median Sales Price*	\$485,000	\$720,000	+ 48.5%	\$485,000	\$672,500	+ 38.7%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	77	68	- 11.7%	68	57	- 16.2%
Percent of Original List Price Received*	98.6%	96.2%	- 2.4%	96.7%	97.2%	+ 0.5%
New Listings	5	9	+ 80.0%	14	14	0.0%

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

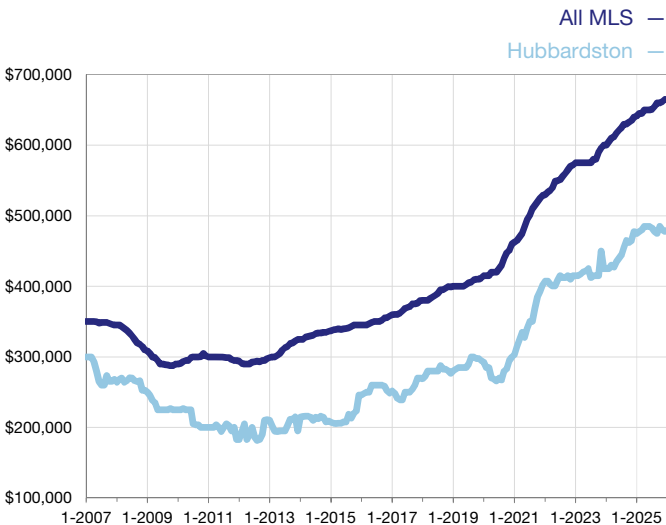
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$342,450	\$291,000	- 15.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	73	19	- 74.0%
Percent of Original List Price Received*	0.0%	0.0%	--	96.5%	98.3%	+ 1.9%
New Listings	1	0	- 100.0%	4	2	- 50.0%

* 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

