

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 5 | 7 | + 40.0% | 11 | 18 | + 63.6% |
| Closed Sales | 2 | 3 | + 50.0% | 7 | 16 | + 128.6% |
| Median Sales Price* | \$692,500 | \$377,500 | - 45.5% | \$620,000 | \$495,000 | - 20.2% |
| Inventory of Homes for Sale | 3 | 8 | + 166.7% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 2.2 | + 175.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | 92 | + 300.0% | 24 | 83 | + 245.8% |
| Percent of Original List Price Received* | 98.4% | 104.2% | + 5.9% | 100.2% | 95.1% | - 5.1% |
| New Listings | 5 | 10 | + 100.0% | 13 | 21 | + 61.5% |

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

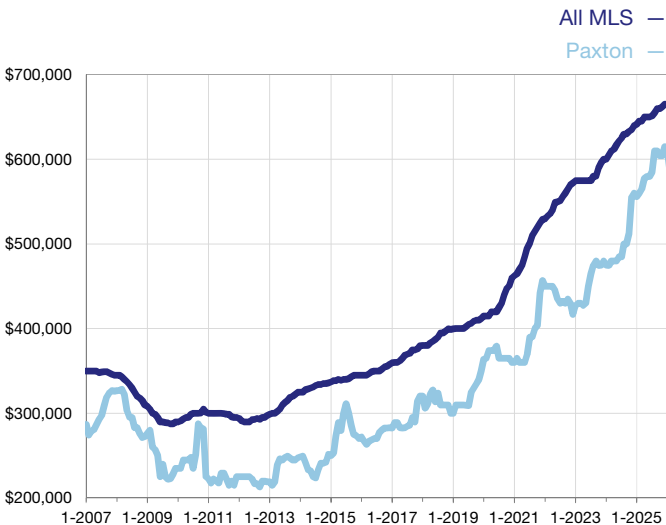
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-------|------------|-------|--------------|------------|-------|
| | 2025 | 2026 | + / - | 2025 | 2026 | + / - |
| Pending Sales | 0 | 1 | -- | 0 | 1 | -- |
| 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 | 1 | -- | 0 | 1 | -- |

* 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

