

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

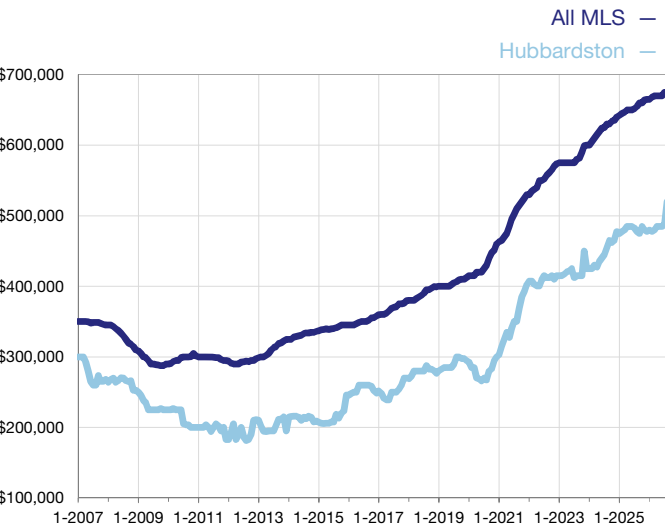
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	25	29	+ 16.0%
Closed Sales	3	5	+ 66.7%	22	25	+ 13.6%
Median Sales Price*	\$475,000	\$530,000	+ 11.6%	\$477,500	\$530,000	+ 11.0%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	20	30	+ 50.0%	53	39	- 26.4%
Percent of Original List Price Received*	100.5%	101.1%	+ 0.6%	99.0%	100.4%	+ 1.4%
New Listings	1	5	+ 400.0%	30	33	+ 10.0%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	8	4	- 50.0%
Closed Sales	0	1	--	7	4	- 42.9%
Median Sales Price*	\$0	\$306,000	--	\$372,000	\$350,450	- 5.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	45	--	63	31	- 50.8%
Percent of Original List Price Received*	0.0%	90.0%	--	98.6%	97.5%	- 1.1%
New Listings	0	1	--	7	5	- 28.6%

* 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

