

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Phillipston

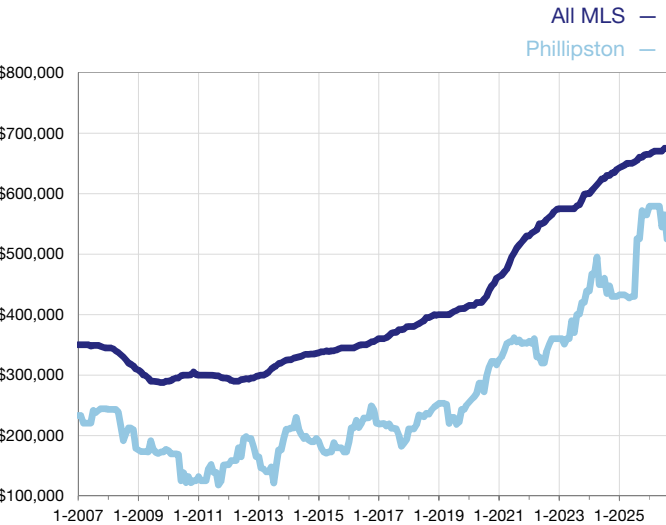
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	18	22	+ 22.2%
Closed Sales	6	3	- 50.0%	18	21	+ 16.7%
Median Sales Price*	\$545,000	\$434,000	- 20.4%	\$572,000	\$534,900	- 6.5%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	4.2	2.5	- 40.5%	--	--	--
Cumulative Days on Market Until Sale	108	24	- 77.8%	91	51	- 44.0%
Percent of Original List Price Received*	97.2%	100.7%	+ 3.6%	93.0%	98.2%	+ 5.6%
New Listings	1	5	+ 400.0%	29	37	+ 27.6%

* 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	--	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

