

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

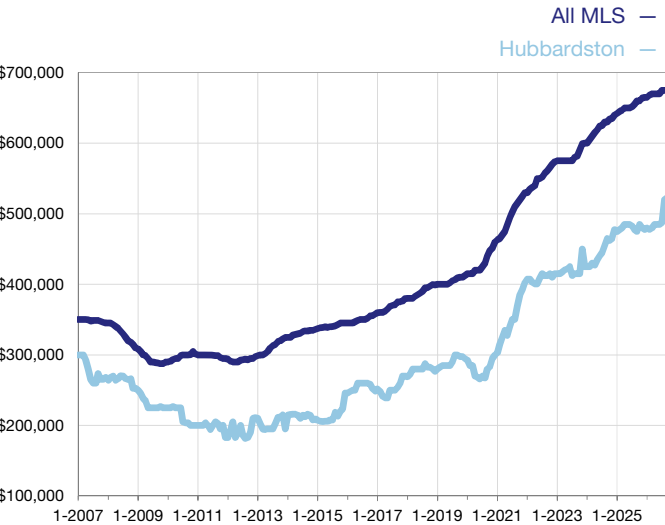
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	27	30	+ 11.1%
Closed Sales	6	1	- 83.3%	28	26	- 7.1%
Median Sales Price*	\$442,500	\$425,000	- 4.0%	\$477,500	\$527,500	+ 10.5%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--
Cumulative Days on Market Until Sale	56	20	- 64.3%	53	39	- 26.4%
Percent of Original List Price Received*	91.9%	102.4%	+ 11.4%	97.5%	100.5%	+ 3.1%
New Listings	4	7	+ 75.0%	34	40	+ 17.6%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	1	--	8	5	- 37.5%
Closed Sales	1	1	0.0%	8	5	- 37.5%
Median Sales Price*	\$285,000	\$340,000	+ 19.3%	\$370,500	\$340,000	- 8.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	57	20	- 64.9%	63	29	- 54.0%
Percent of Original List Price Received*	95.0%	100.3%	+ 5.6%	98.1%	98.1%	0.0%
New Listings	0	0	--	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

