Phillipston

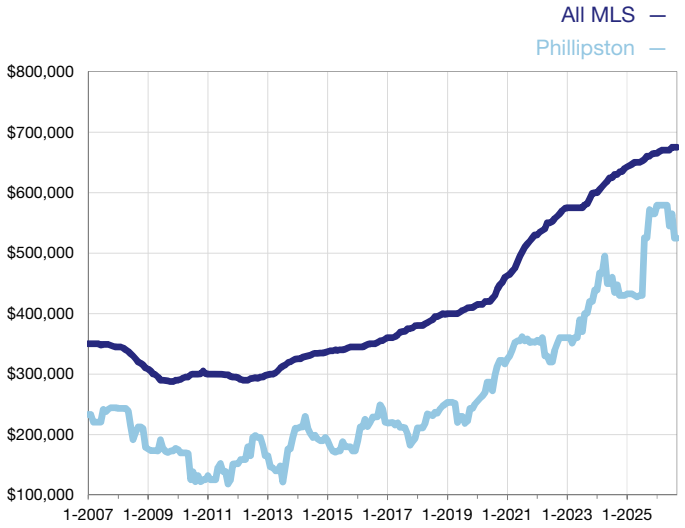
Single-Family Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**2**	- 60.0%	23	**24**	+ 4.3%
Closed Sales	1	**3**	+ 200.0%	19	**24**	+ 26.3%
Median Sales Price*	$583,000	**$649,900**	+ 11.5%	$579,000	**$551,950**	- 4.7%
Inventory of Homes for Sale	11	**8**	- 27.3%	--	--	--
Months Supply of Inventory	4.2	**2.8**	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	64	**84**	+ 31.3%	89	**55**	- 38.2%
Percent of Original List Price Received*	99.7%	**83.2%**	- 16.5%	93.4%	**96.3%**	+ 3.1%
New Listings	5	**5**	0.0%	34	**42**	+ 23.5%

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

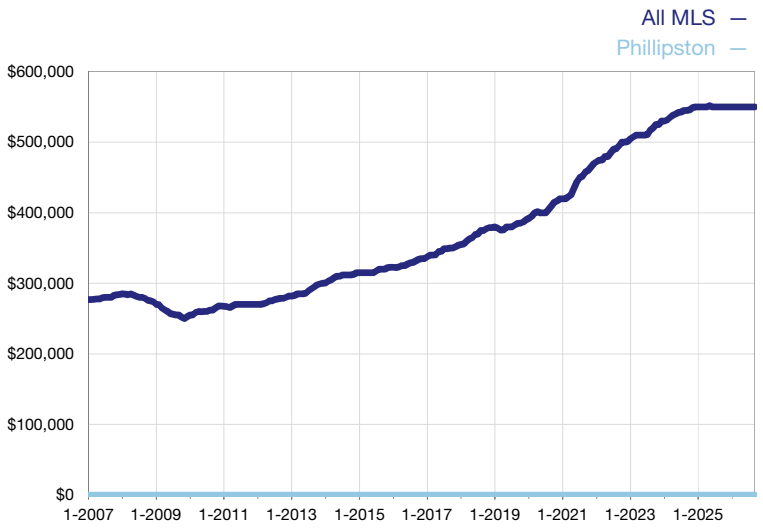
Condominium Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	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



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