Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Hubbardston

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**6**	+ 100.0%	30	**36**	+ 20.0%
Closed Sales	4	**2**	- 50.0%	32	**28**	- 12.5%
Median Sales Price*	$587,500	**$442,450**	- 24.7%	$485,000	**$522,500**	+ 7.7%
Inventory of Homes for Sale	7	**8**	+ 14.3%	--	--	--
Months Supply of Inventory	2.1	**2.3**	+ 9.5%	--	--	--
Cumulative Days on Market Until Sale	34	**20**	- 41.2%	51	**37**	- 27.5%
Percent of Original List Price Received*	96.3%	**99.4%**	+ 3.2%	97.4%	**100.4%**	+ 3.1%
New Listings	3	**6**	+ 100.0%	37	**46**	+ 24.3%

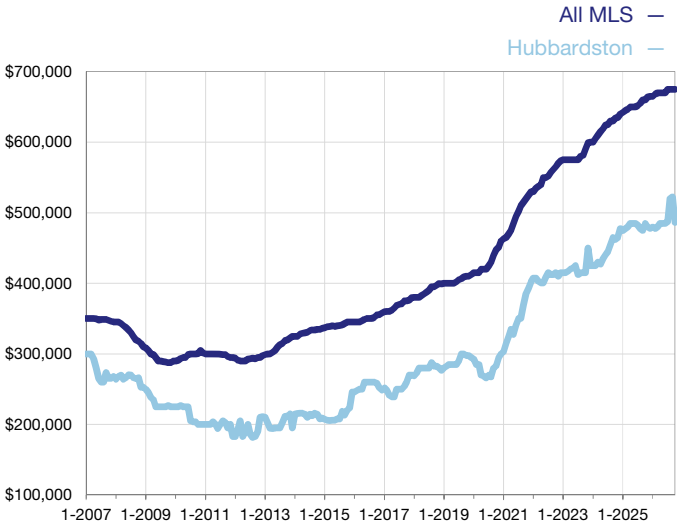
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

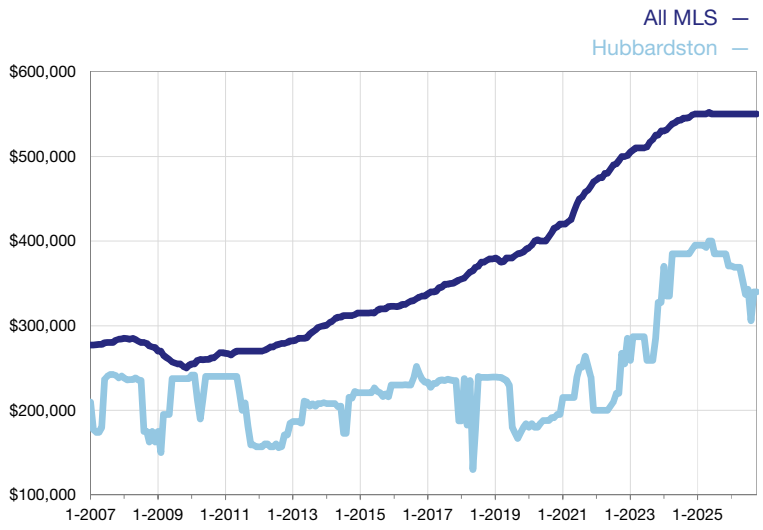
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**1**	--	8	**6**	- 25.0%
Closed Sales	0	**0**	--	8	**5**	- 37.5%
Median Sales Price*	$0	**$0**	--	$370,500	**$340,000**	- 8.2%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	63	**29**	- 54.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	98.1%	**98.1%**	0.0%
New Listings	0	**1**	--	7	**6**	- 14.3%

* 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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