Local Market Update – October 2026

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

Phillipston

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**1**	- 80.0%	28	**25**	- 10.7%
Closed Sales	2	**3**	+ 50.0%	21	**27**	+ 28.6%
Median Sales Price*	$473,300	**$554,900**	+ 17.2%	$579,000	**$554,900**	- 4.2%
Inventory of Homes for Sale	7	**10**	+ 42.9%	--	--	--
Months Supply of Inventory	2.4	**3.9**	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	47	**38**	- 19.1%	85	**53**	- 37.6%
Percent of Original List Price Received*	99.8%	**100.2%**	+ 0.4%	94.0%	**96.7%**	+ 2.9%
New Listings	3	**3**	0.0%	37	**45**	+ 21.6%

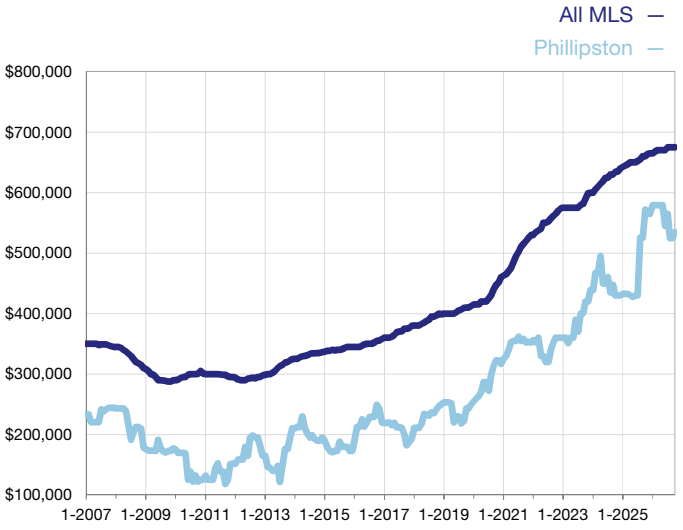
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

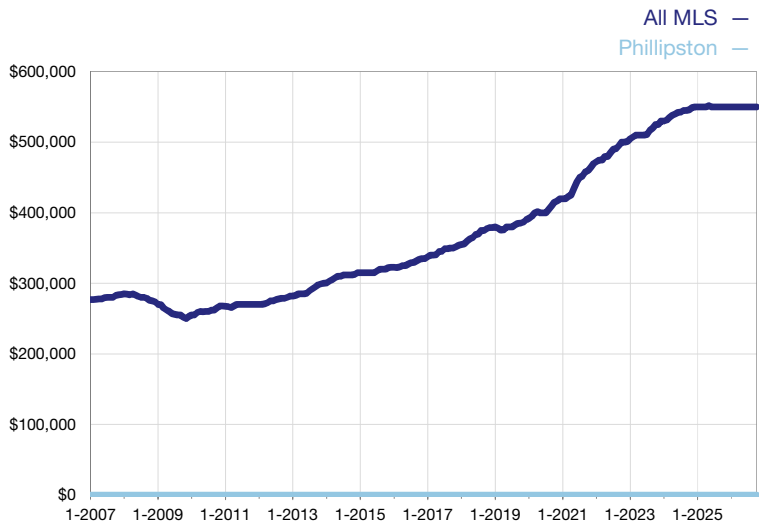
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
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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