

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Berkshire County Board of REALTORS®

**+ 5.4%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 1.1%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 4.0%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	101	75	- 25.7%	1,311	1,452	+ 10.8%
Closed Sales	130	138	+ 6.2%	1,297	1,474	+ 13.6%
Median Sales Price*	\$375,000	<b>\$379,500</b>	+ 1.2%	\$341,500	<b>\$360,000</b>	+ 5.4%
Inventory of Homes for Sale	389	367	- 5.7%	--	--	--
Months Supply of Inventory	3.6	3.0	- 17.0%	--	--	--
Cumulative Days on Market Until Sale	84	104	+ 23.7%	87	90	+ 4.0%
Percent of Original List Price Received*	96.3%	91.3%	- 5.2%	96.0%	95.1%	- 0.9%
New Listings	75	75	0.0%	1,806	1,982	+ 9.7%

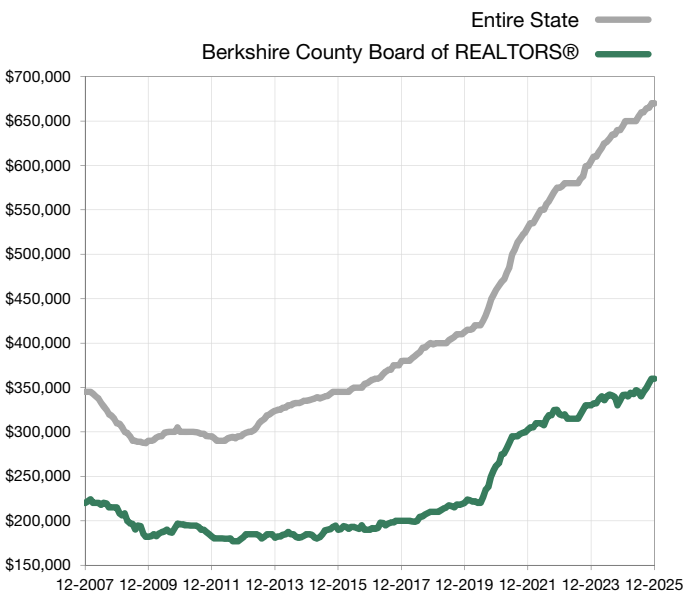
### Condominium Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	15	10	- 33.3%	156	189	+ 21.2%
Closed Sales	17	17	0.0%	160	187	+ 16.9%
Median Sales Price*	\$362,500	<b>\$215,000</b>	- 40.7%	\$386,000	<b>\$375,500</b>	- 2.7%
Inventory of Homes for Sale	61	65	+ 6.6%	--	--	--
Months Supply of Inventory	4.6	4.2	- 8.8%	--	--	--
Cumulative Days on Market Until Sale	77	88	+ 14.4%	91	95	+ 3.7%
Percent of Original List Price Received*	97.0%	93.8%	- 3.3%	97.5%	96.1%	- 1.4%
New Listings	15	14	- 6.7%	229	263	+ 14.8%

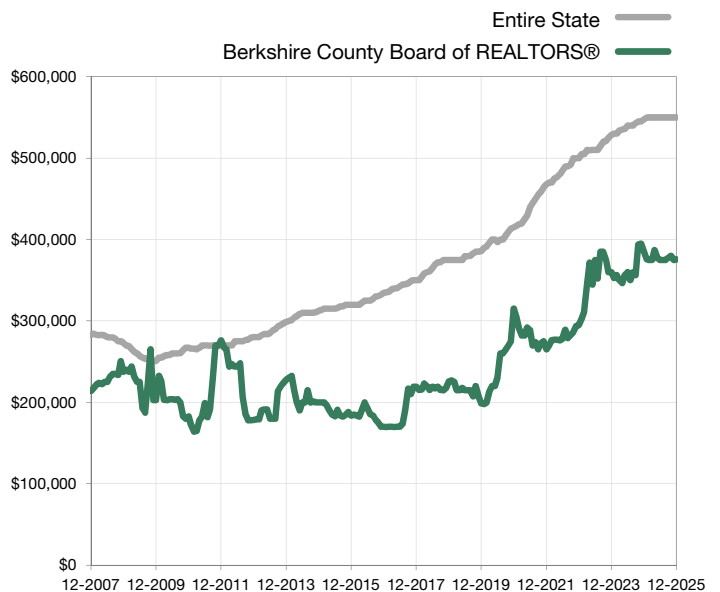
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Cape Cod & Islands Association of REALTORS®, Inc.

**+ 3.6%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 10.9%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 11.9%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	299	283	- 5.4%	5,831	5,674	- 2.7%
Closed Sales	492	536	+ 8.9%	5,795	5,630	- 2.8%
Median Sales Price*	\$760,000	<b>\$775,500</b>	+ 2.0%	\$740,000	<b>\$765,000</b>	+ 3.4%
Inventory of Homes for Sale	1,139	997	- 12.5%	--	--	--
Months Supply of Inventory	2.4	2.1	- 9.9%	--	--	--
Cumulative Days on Market Until Sale	61	67	+ 8.9%	48	59	+ 22.4%
Percent of Original List Price Received*	93.8%	93.0%	- 0.9%	96.7%	95.4%	- 1.4%
New Listings	214	174	- 18.7%	7,521	7,327	- 2.6%

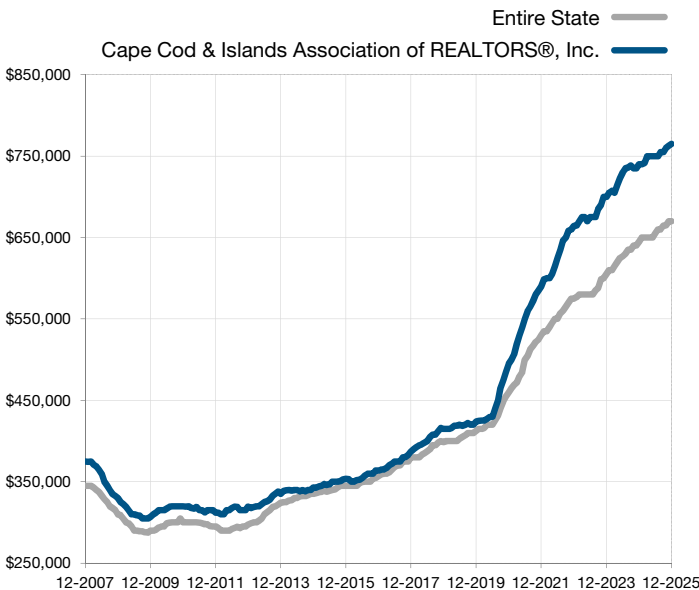
### Condominium Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	53	79	+ 49.1%	1,315	1,482	+ 12.7%
Closed Sales	127	105	- 17.3%	1,340	1,416	+ 5.7%
Median Sales Price*	\$520,000	<b>\$540,000</b>	+ 3.8%	\$508,500	<b>\$485,000</b>	- 4.6%
Inventory of Homes for Sale	356	320	- 10.1%	--	--	--
Months Supply of Inventory	3.2	2.7	- 14.9%	--	--	--
Cumulative Days on Market Until Sale	55	53	- 2.8%	53	68	+ 28.2%
Percent of Original List Price Received*	95.8%	95.0%	- 0.8%	96.8%	95.7%	- 1.1%
New Listings	67	38	- 43.3%	1,818	2,009	+ 10.5%

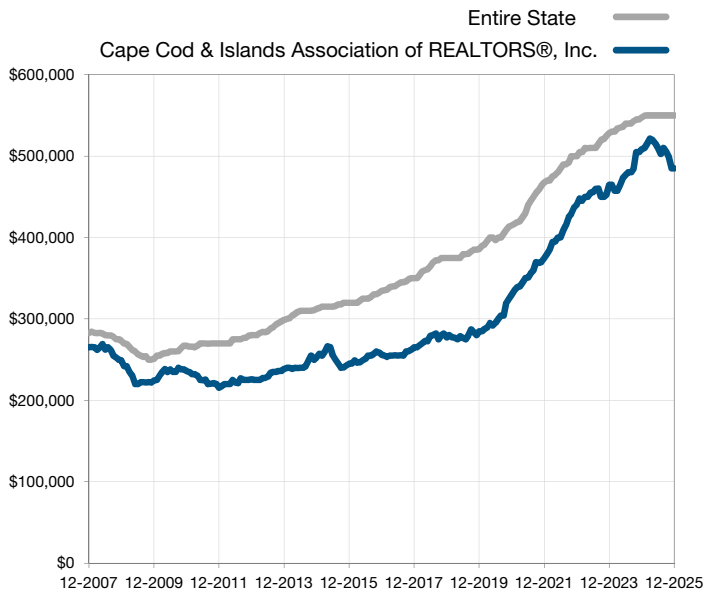
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Greater Boston Association of REALTORS®

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	513	<b>586</b>	+ 14.2%	10,105	<b>10,504</b>	+ 3.9%
Closed Sales	839	<b>838</b>	- 0.1%	10,102	<b>10,364</b>	+ 2.6%
Median Sales Price*	\$860,000	<b>\$875,000</b>	+ 1.7%	\$899,000	<b>\$940,000</b>	+ 4.6%
Inventory of Homes for Sale	866	<b>788</b>	- 9.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.9</b>	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	41	<b>47</b>	+ 14.6%	32	<b>35</b>	+ 9.4%
Percent of Original List Price Received*	98.8%	<b>97.8%</b>	- 1.0%	101.7%	<b>100.7%</b>	- 1.0%
New Listings	298	<b>337</b>	+ 13.1%	11,897	<b>12,804</b>	+ 7.6%

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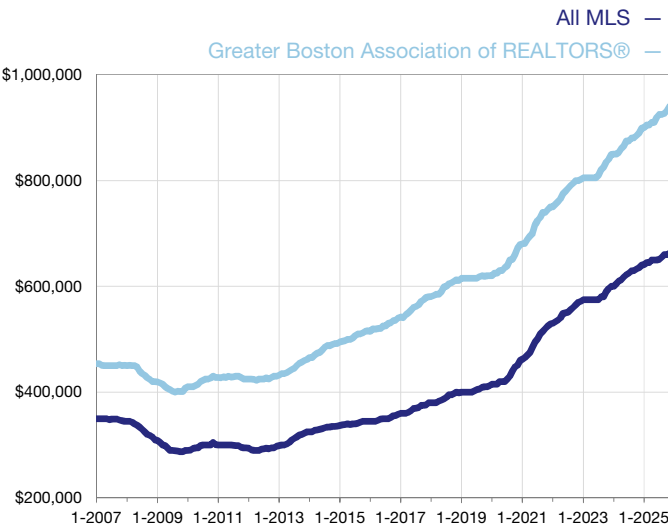
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	431	<b>547</b>	+ 26.9%	8,680	<b>8,968</b>	+ 3.3%
Closed Sales	659	<b>715</b>	+ 8.5%	8,705	<b>8,789</b>	+ 1.0%
Median Sales Price*	\$725,000	<b>\$680,000</b>	- 6.2%	\$720,000	<b>\$715,000</b>	- 0.7%
Inventory of Homes for Sale	1,427	<b>1,322</b>	- 7.4%	--	--	--
Months Supply of Inventory	2.0	<b>1.8</b>	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	56	<b>57</b>	+ 1.8%	43	<b>46</b>	+ 7.0%
Percent of Original List Price Received*	97.0%	<b>96.2%</b>	- 0.8%	99.5%	<b>98.5%</b>	- 1.0%
New Listings	361	<b>421</b>	+ 16.6%	12,001	<b>13,482</b>	+ 12.3%

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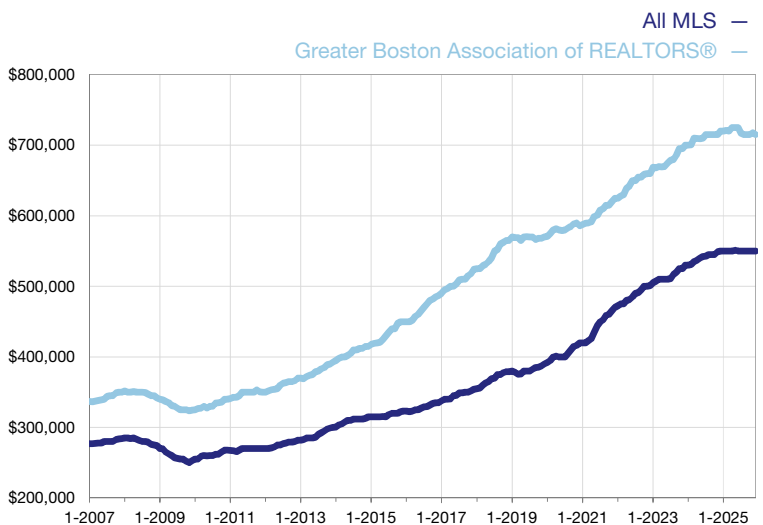
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS® Greater Newburyport Region

**- 5.7%**

**+ 1.8%**

**- 17.2%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	26	28	+ 7.7%	519	514	- 1.0%
Closed Sales	38	41	+ 7.9%	522	506	- 3.1%
Median Sales Price*	\$712,500	<b>\$910,000</b>	+ 27.7%	\$820,000	<b>\$860,000</b>	+ 4.9%
Inventory of Homes for Sale	60	44	- 26.7%	--	--	--
Months Supply of Inventory	1.4	1.0	- 24.3%	--	--	--
Cumulative Days on Market Until Sale	50	45	- 9.1%	38	40	+ 5.5%
Percent of Original List Price Received*	97.7%	97.8%	+ 0.0%	100.1%	98.8%	- 1.3%
New Listings	12	21	+ 75.0%	692	697	+ 0.7%

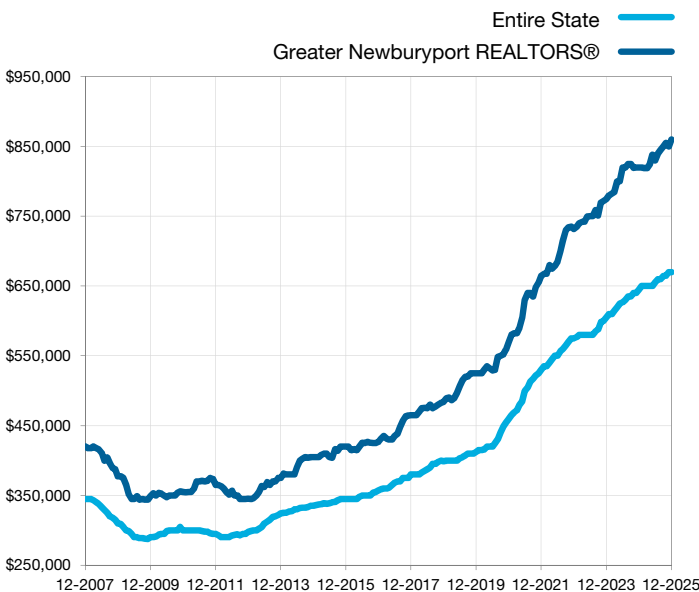
### Condominium Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	23	23	0.0%	362	323	- 10.8%
Closed Sales	32	25	- 21.9%	364	316	- 13.2%
Median Sales Price*	\$603,750	<b>\$570,000</b>	- 5.6%	\$582,500	<b>\$617,500</b>	+ 6.0%
Inventory of Homes for Sale	33	33	0.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 15.2%	--	--	--
Cumulative Days on Market Until Sale	47	50	+ 6.9%	37	39	+ 6.4%
Percent of Original List Price Received*	97.7%	95.8%	- 1.9%	100.2%	98.8%	- 1.4%
New Listings	19	8	- 57.9%	481	453	- 5.8%

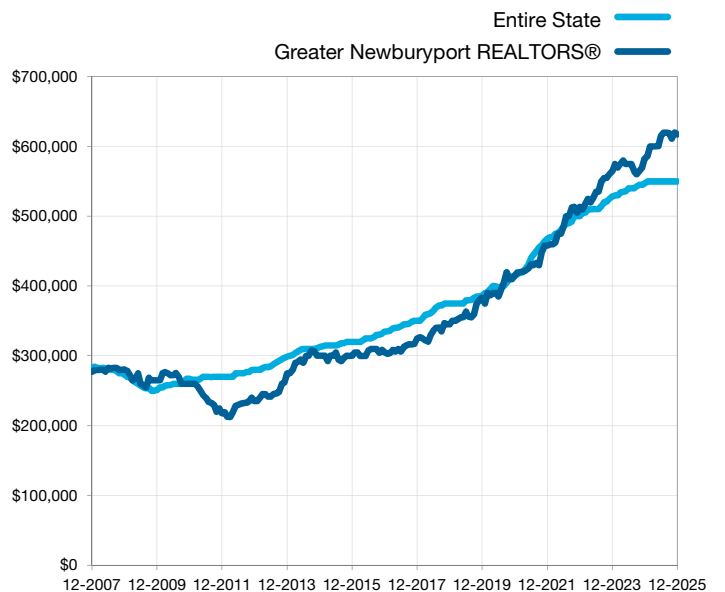
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Central Massachusetts Association of REALTORS®

**+ 11.6%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**0.0%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 21.6%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	134	141	+ 5.2%	2,061	2,102	+ 2.0%
Closed Sales	178	192	+ 7.9%	2,059	2,066	+ 0.3%
Median Sales Price*	\$449,950	<b>\$450,000</b>	+ 0.0%	\$452,000	<b>\$475,000</b>	+ 5.1%
Inventory of Homes for Sale	311	246	- 20.9%	--	--	--
Months Supply of Inventory	1.8	1.4	- 21.2%	--	--	--
Cumulative Days on Market Until Sale	41	49	+ 17.5%	35	40	+ 13.7%
Percent of Original List Price Received*	99.5%	97.0%	- 2.5%	100.4%	99.4%	- 1.0%
New Listings	122	94	- 23.0%	2,515	2,596	+ 3.2%

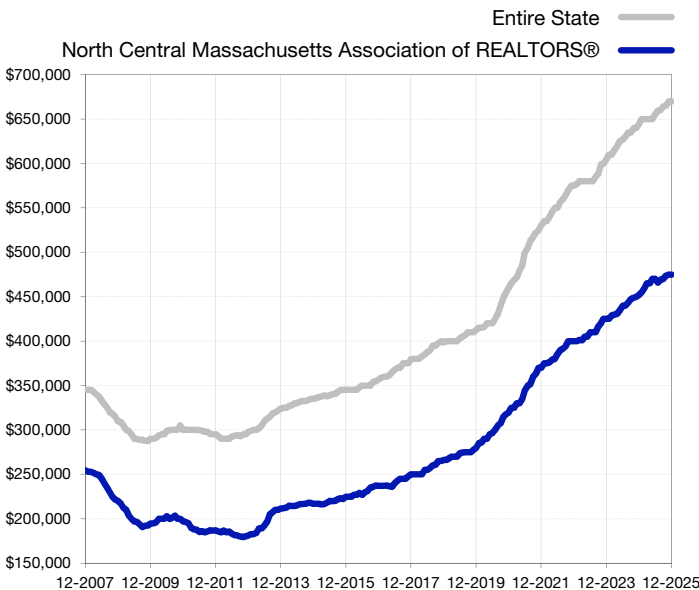
### Condominium Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	29	24	- 17.2%	338	354	+ 4.7%
Closed Sales	21	30	+ 42.9%	320	362	+ 13.1%
Median Sales Price*	\$358,000	<b>\$360,000</b>	+ 0.6%	\$325,000	<b>\$338,000</b>	+ 4.0%
Inventory of Homes for Sale	60	45	- 25.0%	--	--	--
Months Supply of Inventory	2.3	1.5	- 33.7%	--	--	--
Cumulative Days on Market Until Sale	30	39	+ 31.5%	35	40	+ 13.6%
Percent of Original List Price Received*	100.7%	98.6%	- 2.1%	101.6%	99.9%	- 1.7%
New Listings	26	14	- 46.2%	422	416	- 1.4%

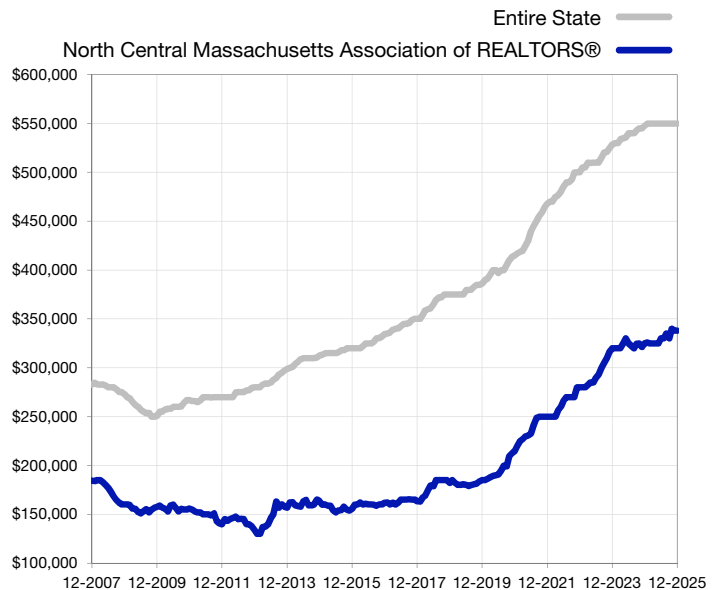
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**- 0.9%**

**+ 6.6%**

**- 2.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	191	214	+ 12.0%	3,246	3,385	+ 4.3%
Closed Sales	274	281	+ 2.6%	3,234	3,322	+ 2.7%
Median Sales Price*	\$710,000	<b>\$735,000</b>	+ 3.5%	\$714,500	<b>\$750,000</b>	+ 5.0%
Inventory of Homes for Sale	304	265	- 12.8%	--	--	--
Months Supply of Inventory	1.1	1.0	- 15.1%	--	--	--
Cumulative Days on Market Until Sale	44	43	- 2.6%	32	36	+ 10.0%
Percent of Original List Price Received*	99.1%	97.8%	- 1.4%	101.3%	100.3%	- 1.0%
New Listings	118	117	- 0.8%	3,920	4,161	+ 6.1%

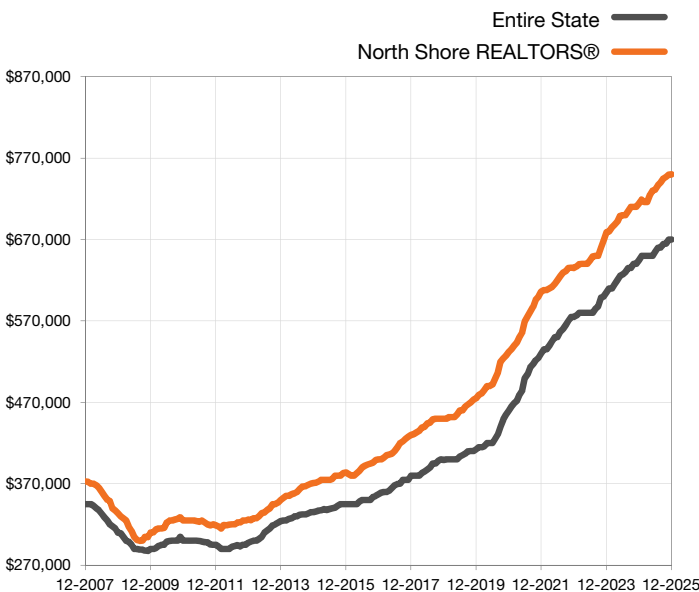
### Condominium Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	97	111	+ 14.4%	1,632	1,662	+ 1.8%
Closed Sales	153	142	- 7.2%	1,636	1,627	- 0.6%
Median Sales Price*	\$478,500	<b>\$491,000</b>	+ 2.6%	\$480,500	<b>\$490,000</b>	+ 2.0%
Inventory of Homes for Sale	165	191	+ 15.8%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.4%	--	--	--
Cumulative Days on Market Until Sale	43	48	+ 12.3%	34	37	+ 9.4%
Percent of Original List Price Received*	98.4%	96.6%	- 1.8%	100.4%	99.1%	- 1.3%
New Listings	80	78	- 2.5%	1,981	2,193	+ 10.7%

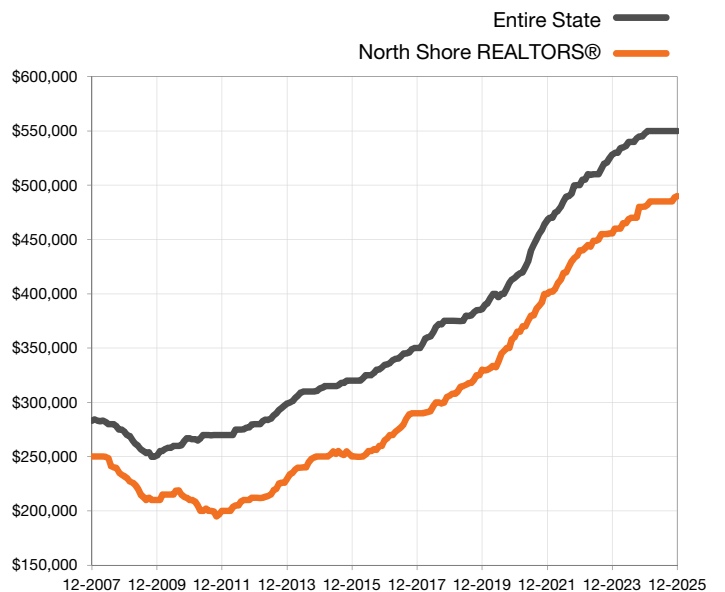
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Northeast Association of REALTORS®

**- 0.9%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 1.6%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**+ 2.2%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	148	172	+ 16.2%	2,700	2,678	- 0.8%
Closed Sales	243	245	+ 0.8%	2,709	2,654	- 2.0%
Median Sales Price*	\$692,000	\$660,000	- 4.6%	\$680,000	\$710,000	+ 4.4%
Inventory of Homes for Sale	208	201	- 3.4%	--	--	--
Months Supply of Inventory	0.9	0.9	- 1.4%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 15.2%	27	31	+ 14.4%
Percent of Original List Price Received*	100.1%	99.1%	- 1.0%	102.4%	101.2%	- 1.1%
New Listings	88	107	+ 21.6%	3,084	3,149	+ 2.1%

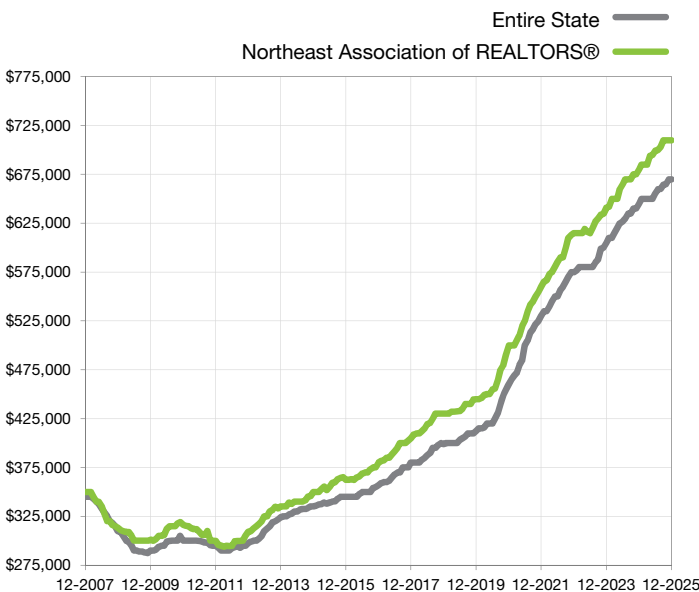
### Condominium Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	74	71	- 4.1%	1,171	1,130	- 3.5%
Closed Sales	99	94	- 5.1%	1,156	1,120	- 3.1%
Median Sales Price*	\$385,000	\$401,500	+ 4.3%	\$400,000	\$415,000	+ 3.8%
Inventory of Homes for Sale	109	123	+ 12.8%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 16.5%	--	--	--
Cumulative Days on Market Until Sale	29	41	+ 42.7%	27	35	+ 31.0%
Percent of Original List Price Received*	100.3%	97.6%	- 2.7%	101.5%	99.9%	- 1.6%
New Listings	50	53	+ 6.0%	1,367	1,377	+ 0.7%

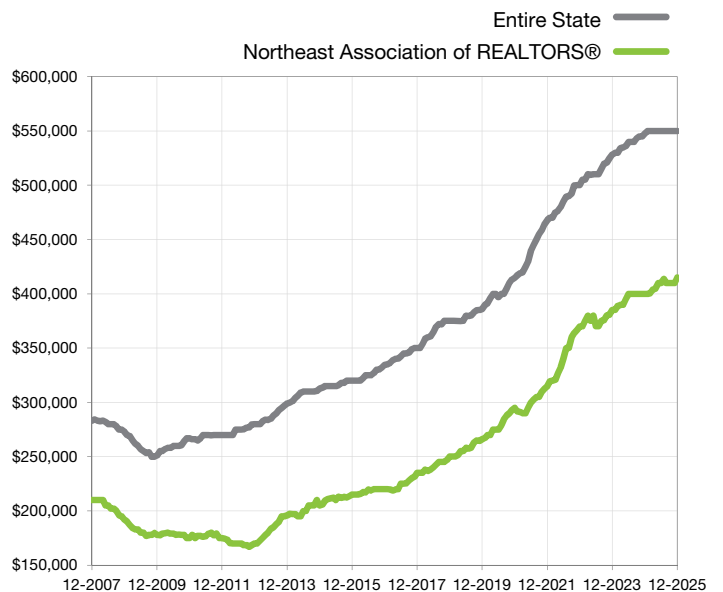
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### Single-Family Properties



### Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 4.2%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 0.9%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 2.0%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	290	<b>322</b>	+ 11.0%	4,524	<b>4,566</b>	+ 0.9%
Closed Sales	427	<b>403</b>	- 5.6%	4,516	<b>4,497</b>	- 0.4%
Median Sales Price*	\$504,000	<b>\$512,500</b>	+ 1.7%	\$509,000	<b>\$530,000</b>	+ 4.1%
Inventory of Homes for Sale	546	<b>513</b>	- 6.0%	--	--	--
Months Supply of Inventory	1.5	<b>1.4</b>	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	41	<b>48</b>	+ 15.9%	32	<b>38</b>	+ 16.8%
Percent of Original List Price Received*	98.3%	<b>97.0%</b>	- 1.3%	100.7%	<b>99.4%</b>	- 1.3%
New Listings	194	<b>189</b>	- 2.6%	5,561	<b>5,845</b>	+ 5.1%

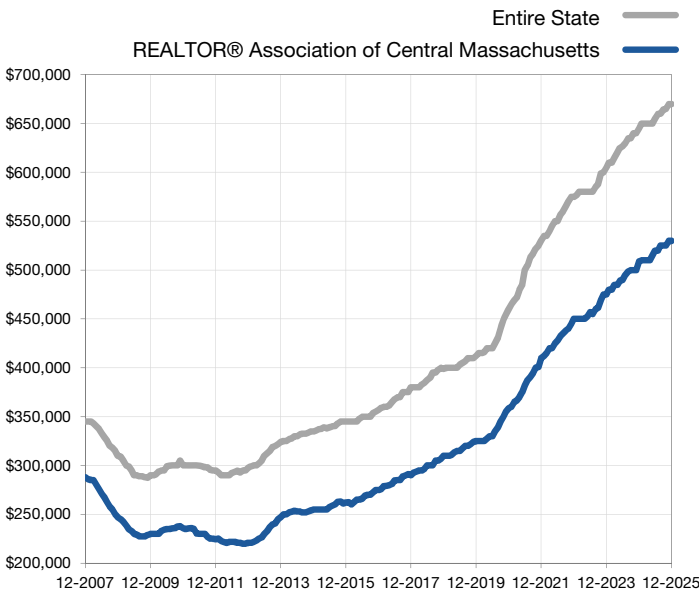
### Condominium Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	94	<b>86</b>	- 8.5%	1,325	<b>1,365</b>	+ 3.0%
Closed Sales	117	<b>118</b>	+ 0.9%	1,344	<b>1,374</b>	+ 2.2%
Median Sales Price*	\$425,000	<b>\$428,500</b>	+ 0.8%	\$401,250	<b>\$415,000</b>	+ 3.4%
Inventory of Homes for Sale	169	<b>188</b>	+ 11.2%	--	--	--
Months Supply of Inventory	1.5	<b>1.6</b>	+ 8.8%	--	--	--
Cumulative Days on Market Until Sale	40	<b>49</b>	+ 22.3%	36	<b>40</b>	+ 10.7%
Percent of Original List Price Received*	98.4%	<b>97.9%</b>	- 0.6%	100.7%	<b>99.1%</b>	- 1.6%
New Listings	77	<b>76</b>	- 1.3%	1,563	<b>1,763</b>	+ 12.8%

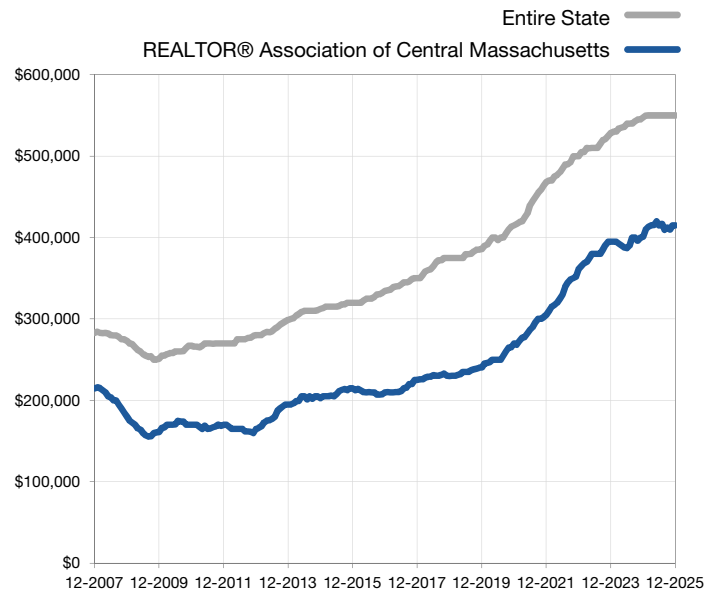
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**- 6.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 5.6%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 13.8%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	281	305	+ 8.5%	4,428	4,563	+ 3.0%
Closed Sales	414	394	- 4.8%	4,436	4,511	+ 1.7%
Median Sales Price*	\$348,000	\$374,950	+ 7.7%	\$350,000	\$370,000	+ 5.7%
Inventory of Homes for Sale	657	565	- 14.0%	--	--	--
Months Supply of Inventory	1.8	1.5	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	39	42	+ 8.9%	36	40	+ 9.4%
Percent of Original List Price Received*	98.8%	99.7%	+ 0.9%	100.9%	100.1%	- 0.8%
New Listings	230	220	- 4.3%	5,257	5,414	+ 3.0%

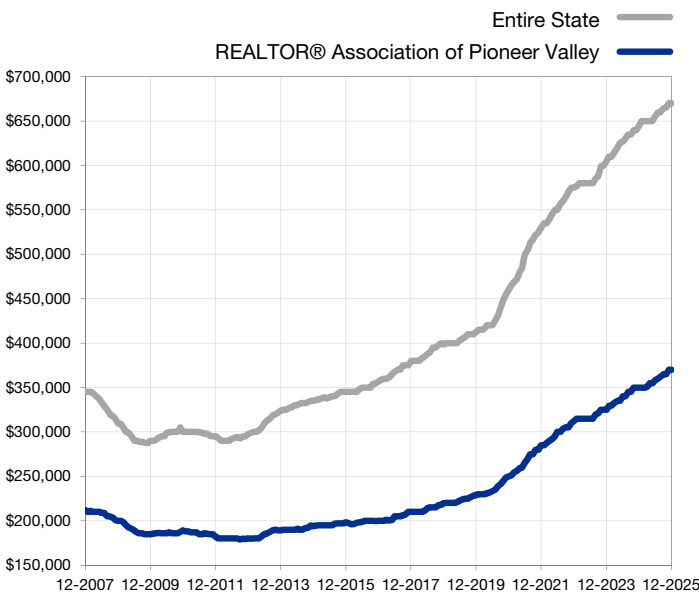
### Condominium Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	52	46	- 11.5%	739	763	+ 3.2%
Closed Sales	69	56	- 18.8%	715	775	+ 8.4%
Median Sales Price*	\$264,900	\$235,000	- 11.3%	\$261,500	\$260,000	- 0.6%
Inventory of Homes for Sale	132	115	- 12.9%	--	--	--
Months Supply of Inventory	2.2	1.8	- 19.6%	--	--	--
Cumulative Days on Market Until Sale	40	52	+ 30.4%	35	44	+ 26.8%
Percent of Original List Price Received*	99.0%	98.2%	- 0.8%	100.6%	99.6%	- 0.9%
New Listings	39	45	+ 15.4%	876	843	- 3.8%

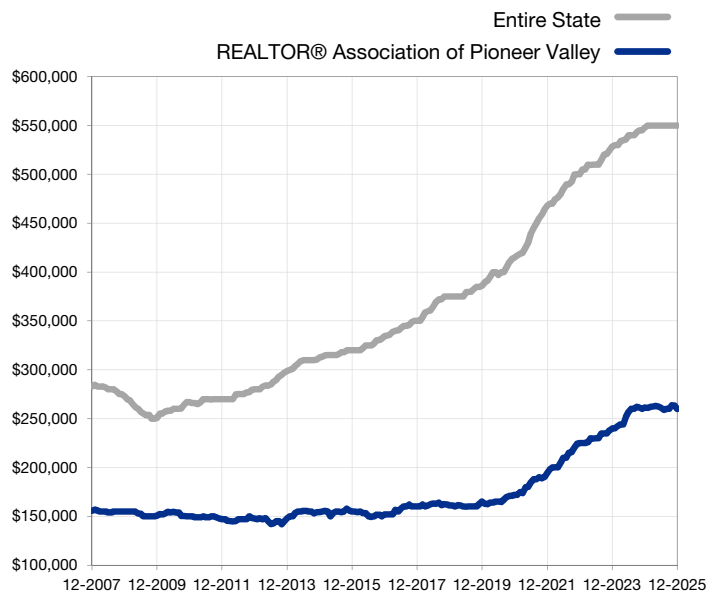
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Realtor® Association of Southeastern Massachusetts

**+ 12.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 1.0%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 18.3%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	232	245	+ 5.6%	3,223	3,395	+ 5.3%
Closed Sales	283	315	+ 11.3%	3,191	3,363	+ 5.4%
Median Sales Price*	\$505,000	<b>\$525,000</b>	+ 4.0%	\$530,000	<b>\$555,000</b>	+ 4.7%
Inventory of Homes for Sale	510	<b>418</b>	- 18.0%	--	--	--
Months Supply of Inventory	1.9	<b>1.5</b>	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	39	<b>48</b>	+ 21.5%	36	<b>42</b>	+ 18.3%
Percent of Original List Price Received*	98.6%	<b>97.8%</b>	- 0.8%	100.2%	<b>99.2%</b>	- 1.0%
New Listings	177	<b>161</b>	- 9.0%	4,004	<b>4,210</b>	+ 5.1%

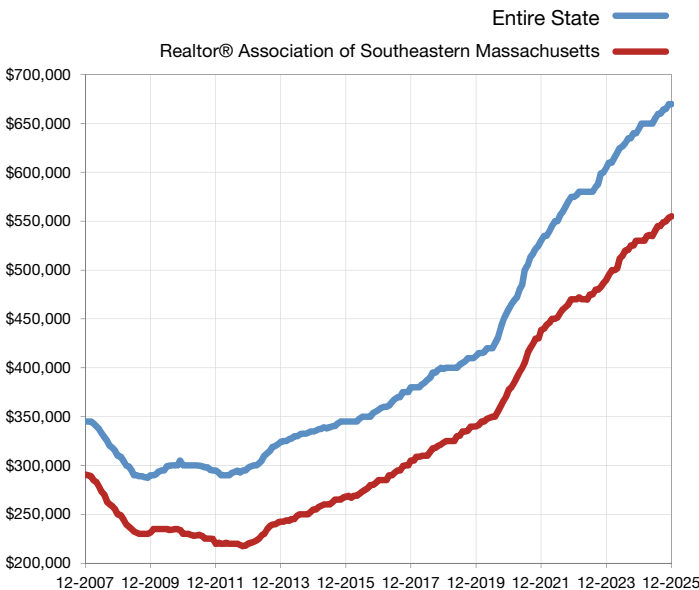
### Condominium Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	38	46	+ 21.1%	664	704	+ 6.0%
Closed Sales	61	73	+ 19.7%	667	663	- 0.6%
Median Sales Price*	\$400,000	<b>\$400,000</b>	0.0%	\$370,000	<b>\$389,000</b>	+ 5.1%
Inventory of Homes for Sale	112	90	- 19.6%	--	--	--
Months Supply of Inventory	2.0	1.6	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	50	43	- 14.7%	34	46	+ 37.2%
Percent of Original List Price Received*	100.0%	<b>98.8%</b>	- 1.2%	101.0%	<b>99.8%</b>	- 1.1%
New Listings	44	35	- 20.5%	855	849	- 0.7%

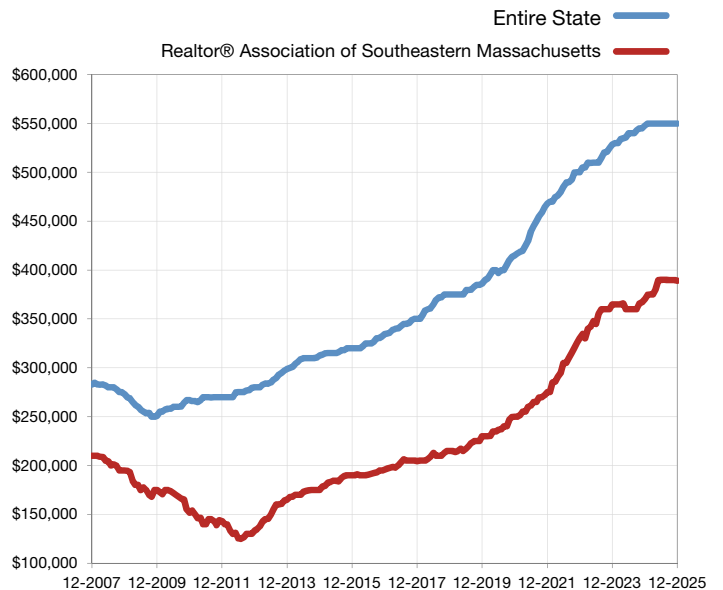
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  Realtors®

Greater Fall River Region

Resources. Relationships. Results.

## South Shore REALTORS® Greater Fall River Region

**- 8.8%**

**+ 7.8%**

**- 7.7%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	48	47	- 2.1%	759	776	+ 2.2%
Closed Sales	79	65	- 17.7%	756	756	0.0%
Median Sales Price*	\$460,000	<b>\$500,000</b>	+ 8.7%	\$475,000	<b>\$495,000</b>	+ 4.2%
Inventory of Homes for Sale	146	<b>114</b>	- 21.9%	--	--	--
Months Supply of Inventory	2.3	<b>1.8</b>	- 21.9%	--	--	--
Cumulative Days on Market Until Sale	52	<b>47</b>	- 9.5%	46	<b>46</b>	- 0.9%
Percent of Original List Price Received*	96.5%	<b>98.1%</b>	+ 1.6%	98.5%	<b>98.5%</b>	+ 0.0%
New Listings	30	<b>48</b>	+ 60.0%	922	<b>961</b>	+ 4.2%

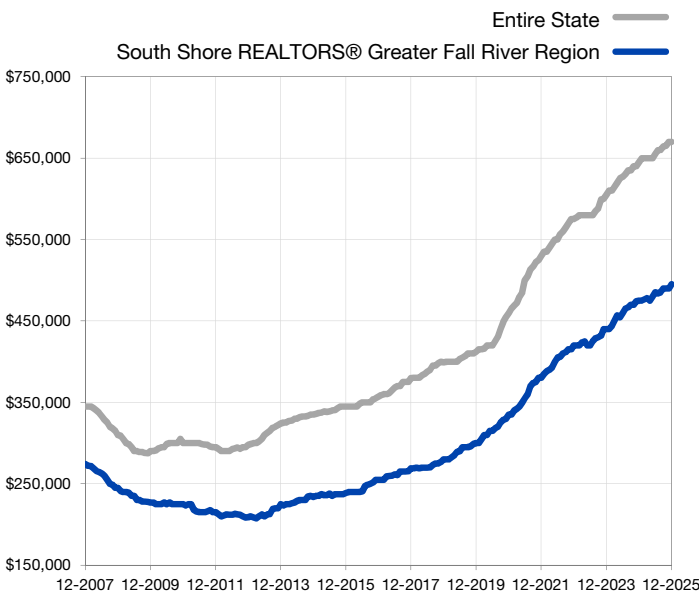
### Condominium Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	<b>14</b>	+ 55.6%	89	<b>127</b>	+ 42.7%
Closed Sales	12	<b>18</b>	+ 50.0%	85	<b>110</b>	+ 29.4%
Median Sales Price*	\$291,250	<b>\$327,250</b>	+ 12.4%	\$275,000	<b>\$326,500</b>	+ 18.7%
Inventory of Homes for Sale	36	<b>54</b>	+ 50.0%	--	--	--
Months Supply of Inventory	5.1	<b>5.9</b>	+ 15.9%	--	--	--
Cumulative Days on Market Until Sale	42	<b>55</b>	+ 31.1%	37	<b>61</b>	+ 67.5%
Percent of Original List Price Received*	95.7%	<b>98.0%</b>	+ 2.4%	97.6%	<b>97.0%</b>	- 0.6%
New Listings	5	<b>8</b>	+ 60.0%	138	<b>203</b>	+ 47.1%

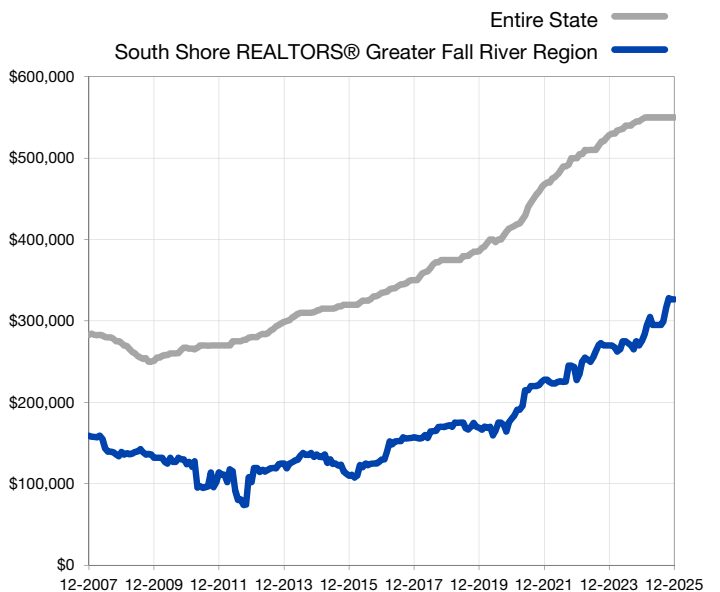
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**+ 7.1%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 2.9%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 6.7%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	211	<b>271</b>	+ 28.4%	4,169	<b>4,372</b>	+ 4.9%
Closed Sales	356	<b>381</b>	+ 7.0%	4,187	<b>4,287</b>	+ 2.4%
Median Sales Price*	\$700,000	<b>\$723,000</b>	+ 3.3%	\$680,000	<b>\$710,000</b>	+ 4.4%
Inventory of Homes for Sale	479	<b>420</b>	- 12.3%	--	--	--
Months Supply of Inventory	1.4	<b>1.2</b>	- 14.4%	--	--	--
Cumulative Days on Market Until Sale	43	<b>49</b>	+ 15.5%	35	<b>39</b>	+ 9.7%
Percent of Original List Price Received*	99.0%	<b>97.7%</b>	- 1.2%	100.1%	<b>99.4%</b>	- 0.6%
New Listings	169	<b>180</b>	+ 6.5%	5,081	<b>5,390</b>	+ 6.1%

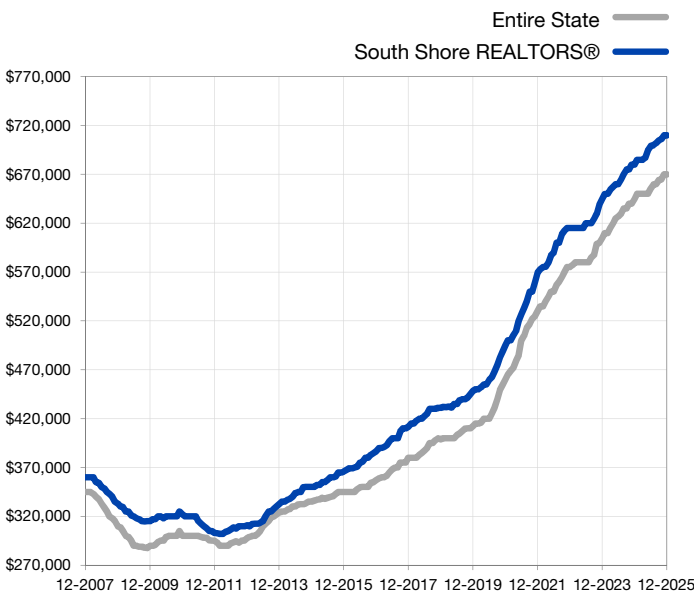
### Condominium Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	71	<b>90</b>	+ 26.8%	1,363	<b>1,416</b>	+ 3.9%
Closed Sales	112	<b>120</b>	+ 7.1%	1,329	<b>1,391</b>	+ 4.7%
Median Sales Price*	\$457,500	<b>\$437,500</b>	- 4.4%	\$455,000	<b>\$479,900</b>	+ 5.5%
Inventory of Homes for Sale	190	<b>204</b>	+ 7.4%	--	--	--
Months Supply of Inventory	1.7	<b>1.8</b>	+ 2.6%	--	--	--
Cumulative Days on Market Until Sale	46	<b>50</b>	+ 8.4%	37	<b>45</b>	+ 22.2%
Percent of Original List Price Received*	97.7%	<b>98.1%</b>	+ 0.4%	99.6%	<b>98.6%</b>	- 0.9%
New Listings	57	<b>79</b>	+ 38.6%	1,701	<b>1,897</b>	+ 11.5%

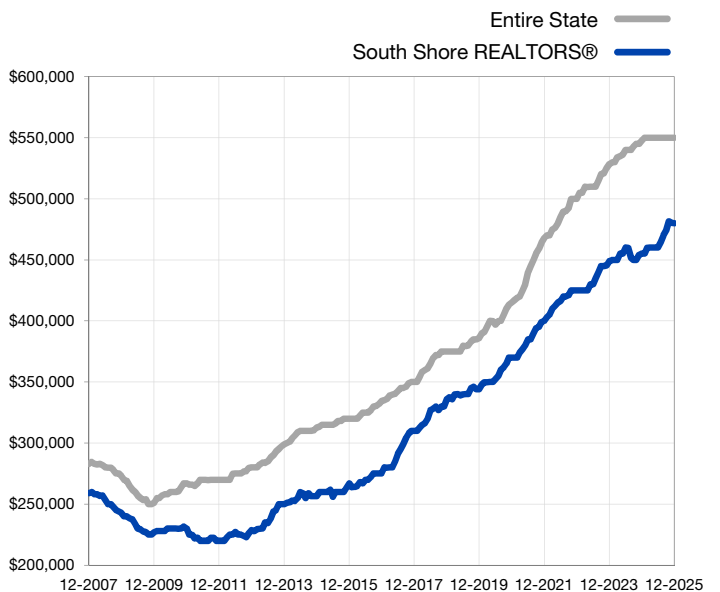
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### Single-Family Properties



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