



NORTHEAST
ASSOCIATION OF
REALTORS®

NEAR LOCAL HOUSING MARKET REPORT

DEC. 2025

Local Market Update – December 2025

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%

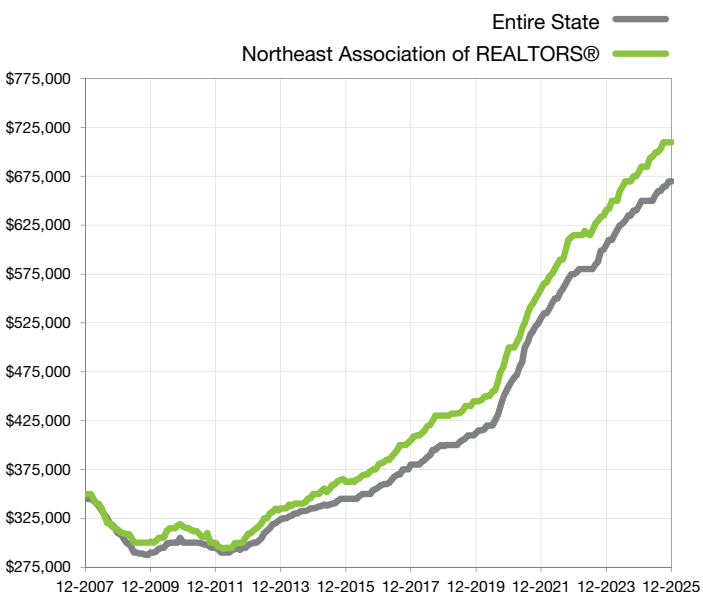
Condominium Properties

	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%

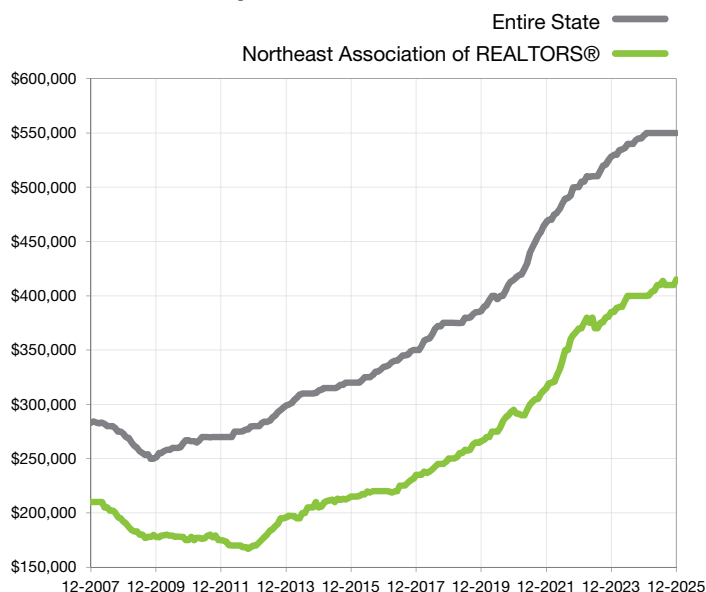
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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.

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Andover

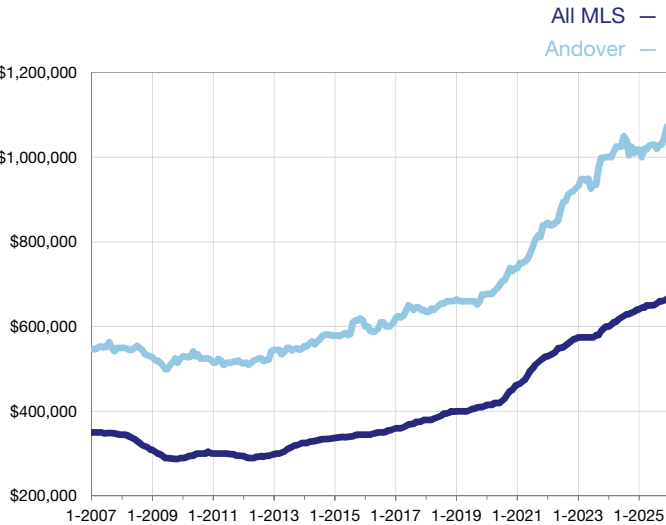
Single-Family Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	6	- 45.5%	281	279	- 0.7%
Closed Sales	26	27	+ 3.8%	276	286	+ 3.6%
Median Sales Price*	\$1,000,000	\$1,100,000	+ 10.0%	\$1,018,750	\$1,073,000	+ 5.3%
Inventory of Homes for Sale	26	15	- 42.3%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	39	38	- 2.6%	30	35	+ 16.7%
Percent of Original List Price Received*	100.6%	102.8%	+ 2.2%	103.3%	102.1%	- 1.2%
New Listings	11	5	- 54.5%	332	313	- 5.7%

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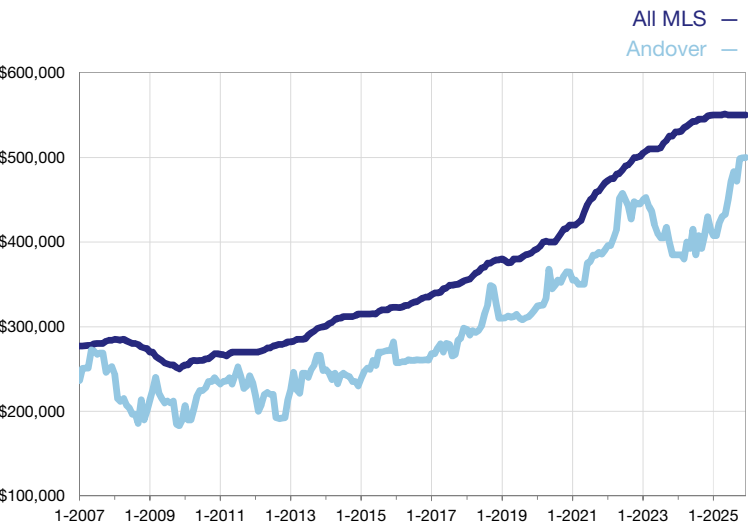
Condominium Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	87	98	+ 12.6%
Closed Sales	6	9	+ 50.0%	85	95	+ 11.8%
Median Sales Price*	\$420,000	\$440,000	+ 4.8%	\$415,000	\$499,900	+ 20.5%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	85	+ 240.0%	28	41	+ 46.4%
Percent of Original List Price Received*	101.1%	95.2%	- 5.8%	101.2%	100.4%	- 0.8%
New Listings	4	6	+ 50.0%	107	124	+ 15.9%

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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®

Billerica

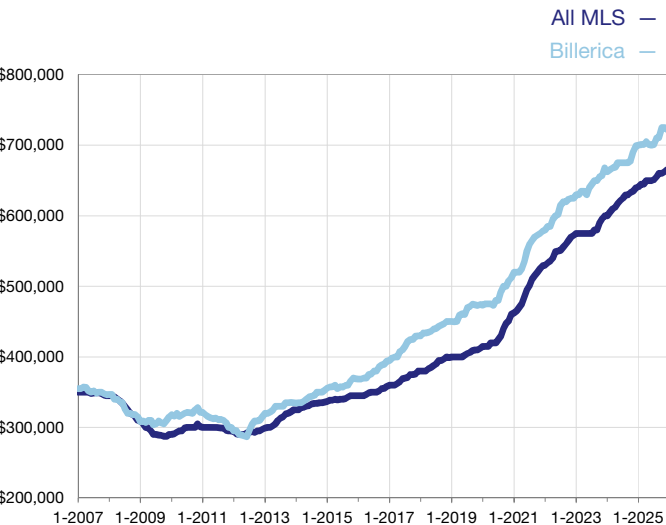
Single-Family Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	17	15	- 11.8%	256	286	+ 11.7%
Closed Sales	26	25	- 3.8%	257	286	+ 11.3%
Median Sales Price*	\$803,450	\$730,000	- 9.1%	\$699,000	\$722,500	+ 3.4%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	32	38	+ 18.8%	24	28	+ 16.7%
Percent of Original List Price Received*	99.4%	96.0%	- 3.4%	102.6%	100.9%	- 1.7%
New Listings	11	10	- 9.1%	290	322	+ 11.0%

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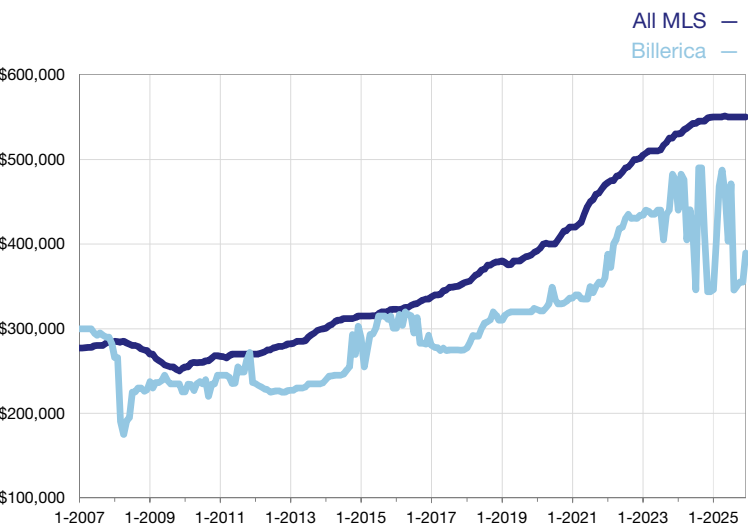
Condominium Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	64	45	- 29.7%
Closed Sales	7	5	- 28.6%	60	44	- 26.7%
Median Sales Price*	\$341,000	\$360,000	+ 5.6%	\$343,500	\$389,500	+ 13.4%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	1.1	--	--	--	--
Cumulative Days on Market Until Sale	28	34	+ 21.4%	19	27	+ 42.1%
Percent of Original List Price Received*	98.8%	96.7%	- 2.1%	101.1%	99.6%	- 1.5%
New Listings	0	4	--	67	55	- 17.9%

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Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boxford

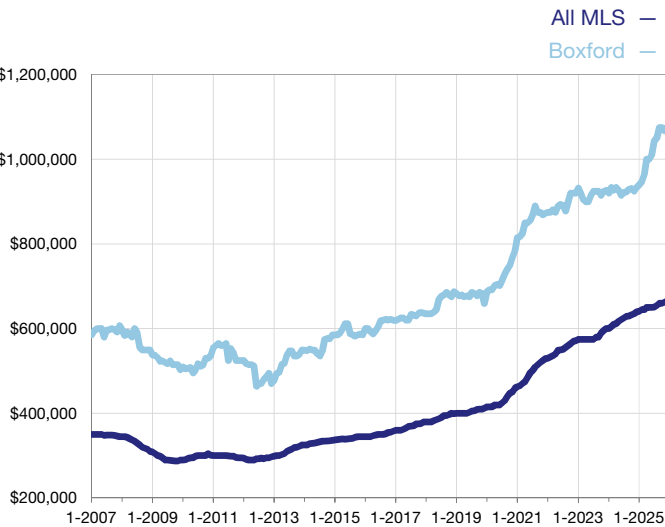
Single-Family Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	93	93	0.0%
Closed Sales	8	5	- 37.5%	87	97	+ 11.5%
Median Sales Price*	\$1,012,500	\$1,015,000	+ 0.2%	\$934,000	\$1,075,000	+ 15.1%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	51	42	- 17.6%	32	35	+ 9.4%
Percent of Original List Price Received*	103.3%	88.8%	- 14.0%	101.0%	99.7%	- 1.3%
New Listings	1	4	+ 300.0%	107	113	+ 5.6%

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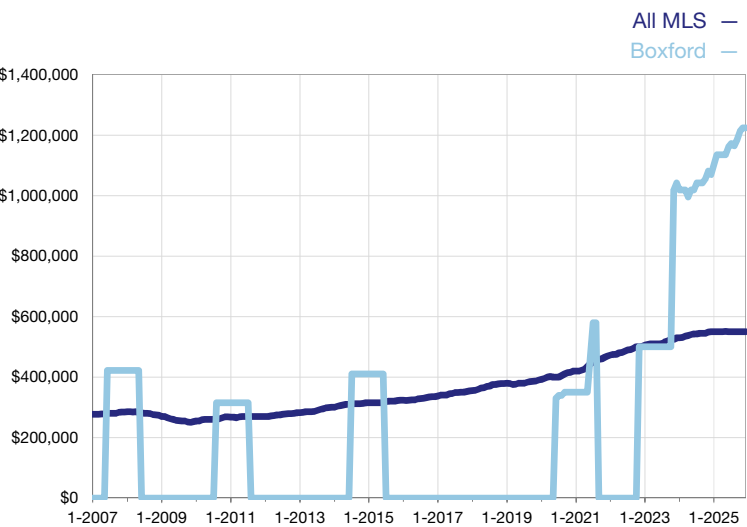
Condominium Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	13	2	- 84.6%
Closed Sales	0	0	--	9	9	0.0%
Median Sales Price*	\$0	\$0	--	\$1,069,995	\$1,224,069	+ 14.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	120	66	- 45.0%
Percent of Original List Price Received*	0.0%	0.0%	--	98.4%	98.7%	+ 0.3%
New Listings	0	0	--	12	2	- 83.3%

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Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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Carlisle

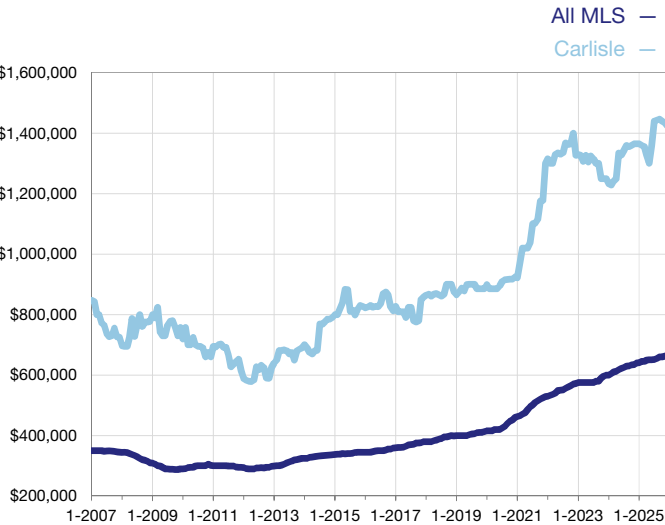
Single-Family Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	53	65	+ 22.6%
Closed Sales	6	2	- 66.7%	52	63	+ 21.2%
Median Sales Price*	\$1,322,554	\$1,150,000	- 13.0%	\$1,365,000	\$1,425,000	+ 4.4%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	2.3	0.4	- 82.6%	--	--	--
Cumulative Days on Market Until Sale	56	92	+ 64.3%	40	52	+ 30.0%
Percent of Original List Price Received*	103.7%	93.9%	- 9.5%	101.1%	99.2%	- 1.9%
New Listings	1	0	- 100.0%	69	73	+ 5.8%

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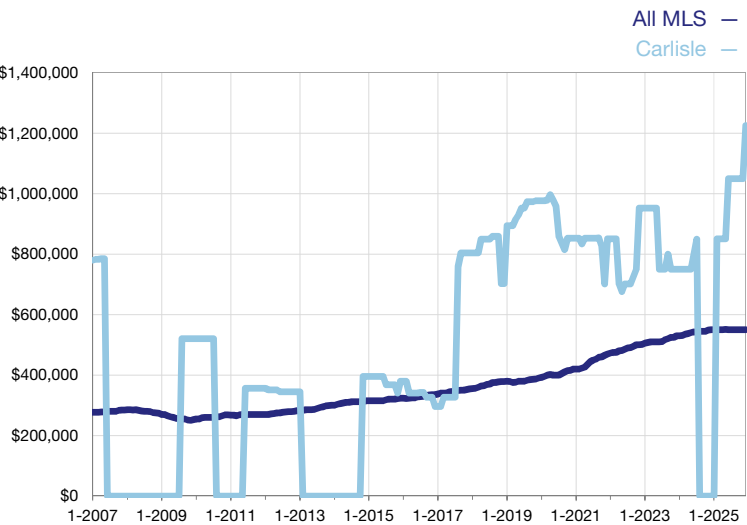
Condominium Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	2	--	0	4	--
Closed Sales	0	1	--	0	3	--
Median Sales Price*	\$0	\$1,225,000	--	\$0	\$1,225,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	81	--	0	39	--
Percent of Original List Price Received*	0.0%	98.0%	--	0.0%	102.9%	--
New Listings	0	0	--	0	5	--

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Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



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Chelmsford

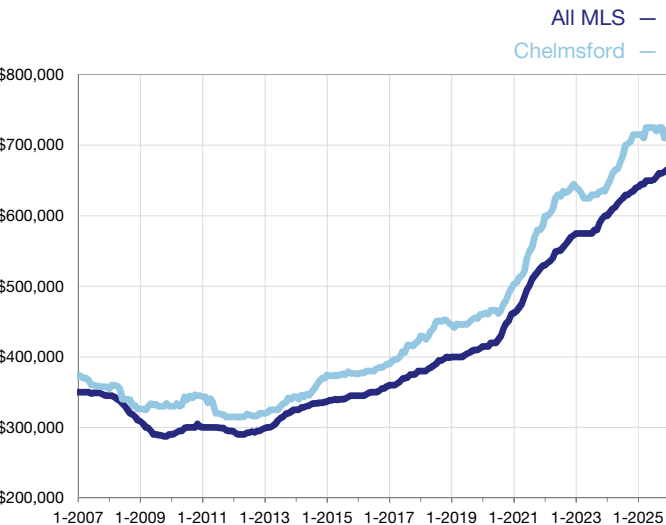
Single-Family Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	16	12	- 25.0%	266	210	- 21.1%
Closed Sales	29	16	- 44.8%	269	210	- 21.9%
Median Sales Price*	\$680,000	\$746,556	+ 9.8%	\$715,000	\$720,500	+ 0.8%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	28	32	+ 14.3%	25	23	- 8.0%
Percent of Original List Price Received*	100.4%	99.6%	- 0.8%	103.1%	102.6%	- 0.5%
New Listings	6	4	- 33.3%	273	236	- 13.6%

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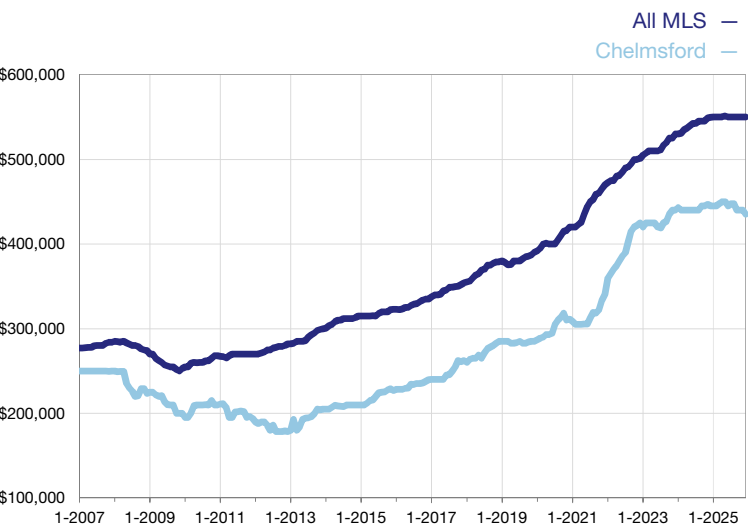
Condominium Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	12	+ 20.0%	137	138	+ 0.7%
Closed Sales	19	13	- 31.6%	137	131	- 4.4%
Median Sales Price*	\$450,000	\$420,000	- 6.7%	\$445,000	\$435,000	- 2.2%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	29	38	+ 31.0%	27	31	+ 14.8%
Percent of Original List Price Received*	99.6%	98.9%	- 0.7%	102.1%	100.7%	- 1.4%
New Listings	5	5	0.0%	152	149	- 2.0%

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Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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Dracut

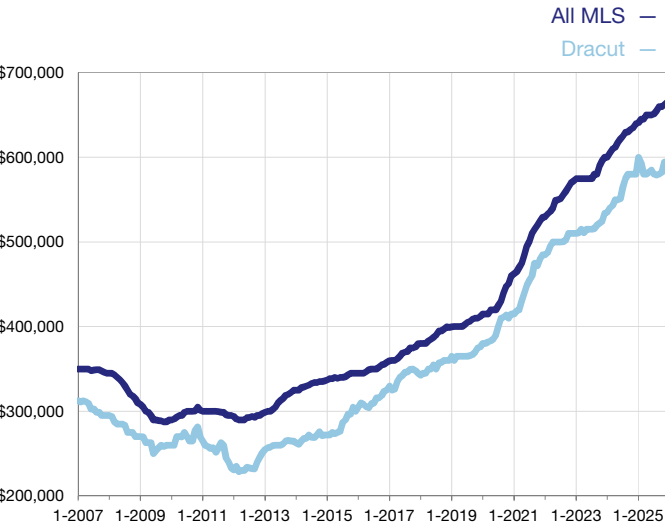
Single-Family Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	15	+ 15.4%	200	197	- 1.5%
Closed Sales	16	18	+ 12.5%	196	194	- 1.0%
Median Sales Price*	\$589,000	\$555,450	- 5.7%	\$580,000	\$589,500	+ 1.6%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	20	30	+ 50.0%	21	27	+ 28.6%
Percent of Original List Price Received*	100.2%	100.7%	+ 0.5%	101.7%	100.9%	- 0.8%
New Listings	6	9	+ 50.0%	219	222	+ 1.4%

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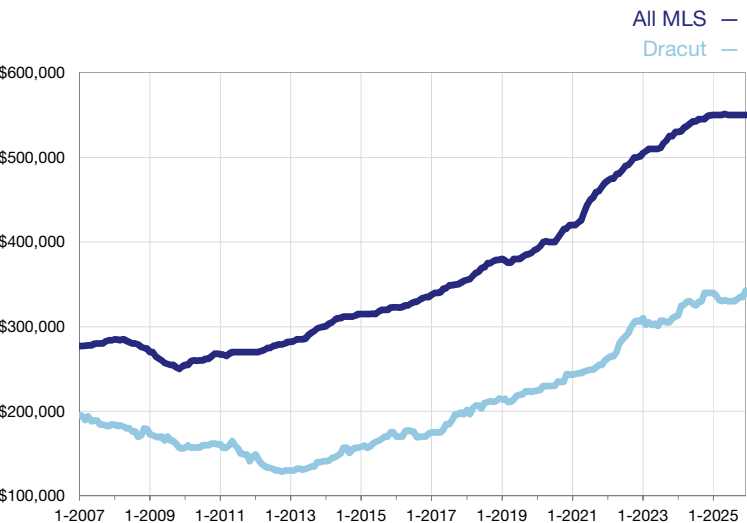
Condominium Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	7	- 22.2%	102	120	+ 17.6%
Closed Sales	9	12	+ 33.3%	100	120	+ 20.0%
Median Sales Price*	\$325,000	\$345,000	+ 6.2%	\$340,000	\$342,500	+ 0.7%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	17	28	+ 64.7%	17	38	+ 123.5%
Percent of Original List Price Received*	100.8%	98.4%	- 2.4%	102.7%	99.7%	- 2.9%
New Listings	4	8	+ 100.0%	125	127	+ 1.6%

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Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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Dunstable

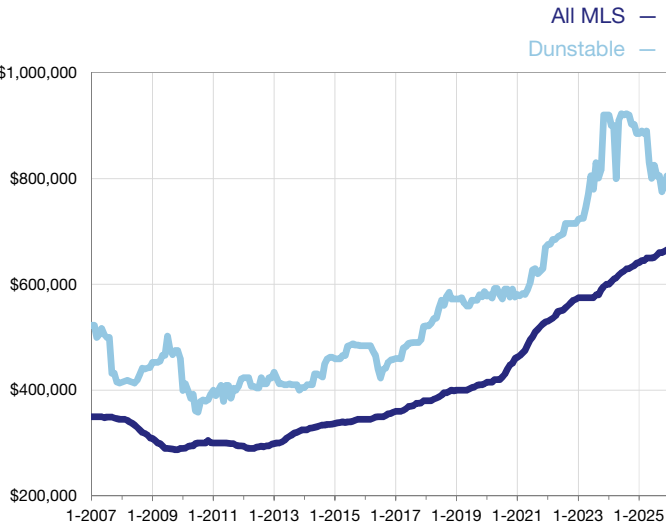
Single-Family Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	2	--	25	26	+ 4.0%
Closed Sales	3	2	- 33.3%	27	25	- 7.4%
Median Sales Price*	\$702,500	\$859,500	+ 22.3%	\$885,000	\$805,000	- 9.0%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	25	41	+ 64.0%	35	52	+ 48.6%
Percent of Original List Price Received*	106.2%	100.6%	- 5.3%	103.7%	100.3%	- 3.3%
New Listings	0	2	--	23	28	+ 21.7%

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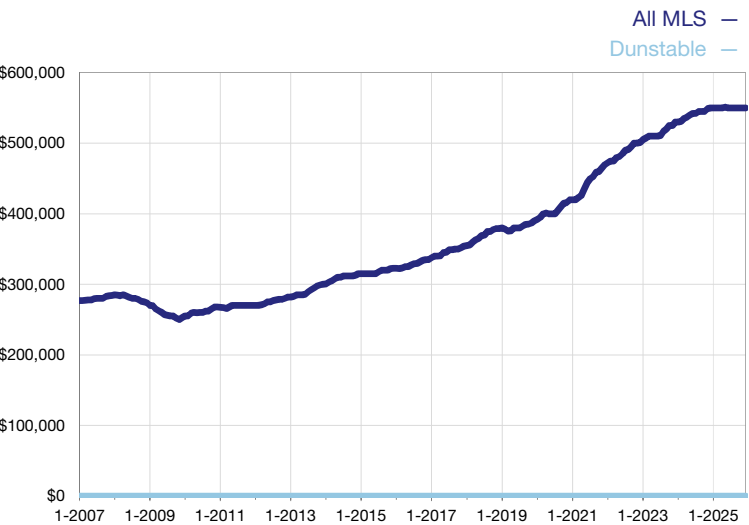
Condominium Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days 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	--

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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

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Lawrence

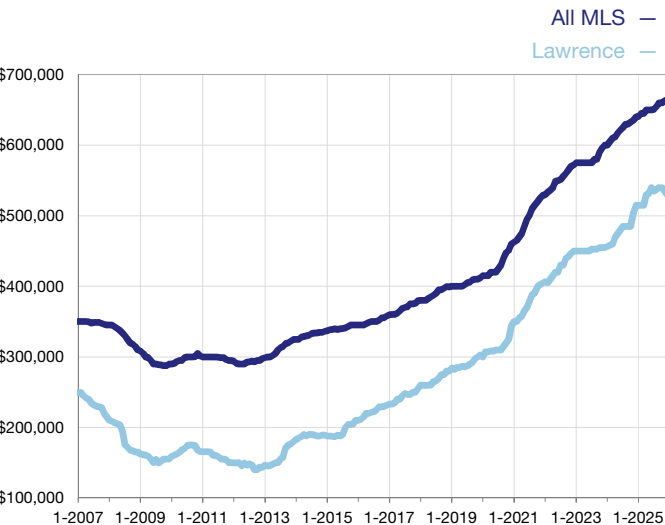
Single-Family Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	10	0.0%	130	127	- 2.3%
Closed Sales	10	12	+ 20.0%	122	130	+ 6.6%
Median Sales Price*	\$509,500	\$507,000	- 0.5%	\$515,000	\$530,000	+ 2.9%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	25	60	+ 140.0%	23	31	+ 34.8%
Percent of Original List Price Received*	95.4%	97.6%	+ 2.3%	103.3%	101.4%	- 1.8%
New Listings	5	10	+ 100.0%	153	151	- 1.3%

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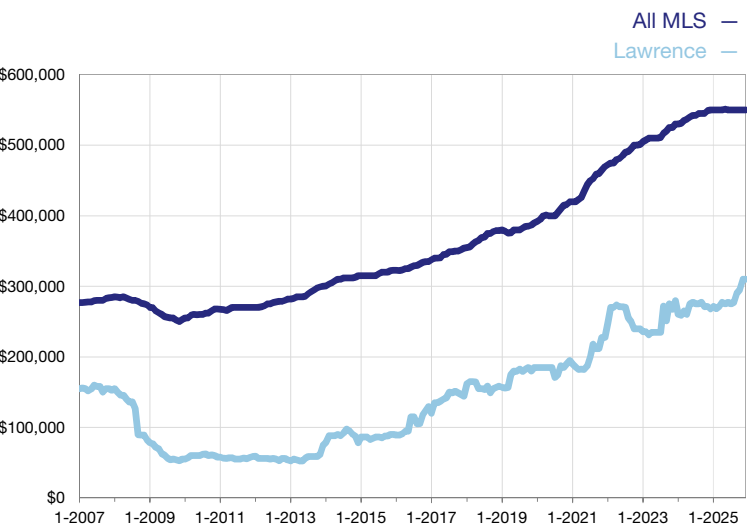
Condominium Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	49	49	0.0%
Closed Sales	2	2	0.0%	50	45	- 10.0%
Median Sales Price*	\$262,000	\$300,000	+ 14.5%	\$268,000	\$310,000	+ 15.7%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 17.4%	37	30	- 18.9%
Percent of Original List Price Received*	99.8%	101.8%	+ 2.0%	100.8%	101.6%	+ 0.8%
New Listings	3	4	+ 33.3%	61	67	+ 9.8%

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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®

Littleton

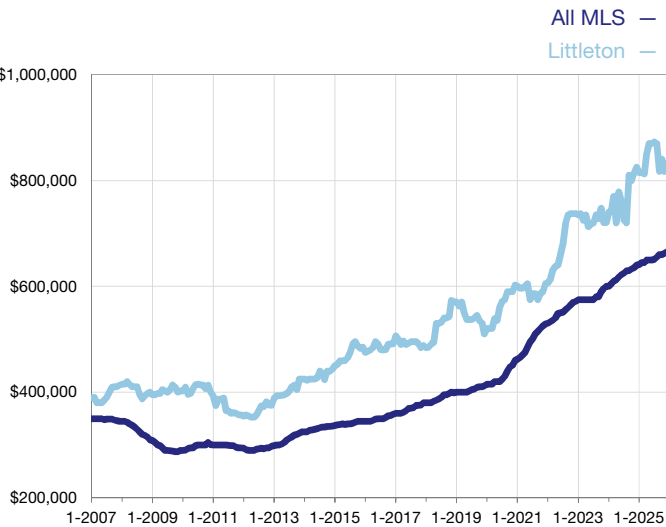
Single-Family Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	83	71	- 14.5%
Closed Sales	7	4	- 42.9%	86	62	- 27.9%
Median Sales Price*	\$750,000	\$835,000	+ 11.3%	\$825,000	\$823,500	- 0.2%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	33	34	+ 3.0%	29	47	+ 62.1%
Percent of Original List Price Received*	92.8%	100.1%	+ 7.9%	101.4%	99.6%	- 1.8%
New Listings	2	3	+ 50.0%	91	77	- 15.4%

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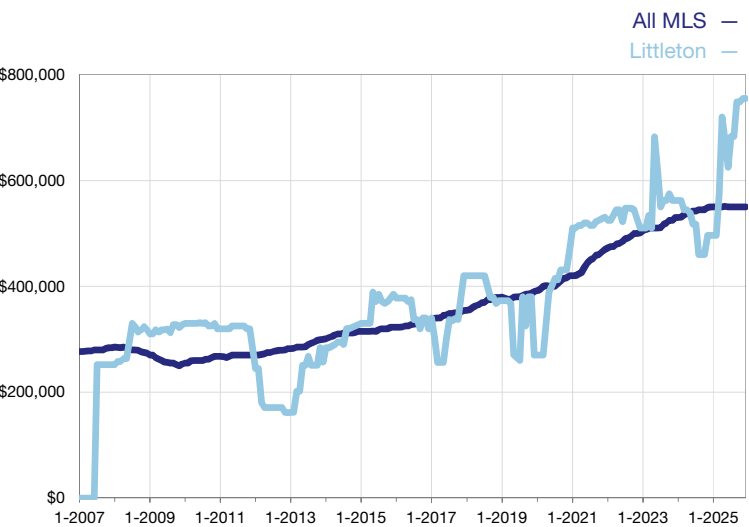
Condominium Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	4	7	+ 75.0%
Closed Sales	0	0	--	4	7	+ 75.0%
Median Sales Price*	\$0	\$0	--	\$496,500	\$755,000	+ 52.1%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	30	61	+ 103.3%
Percent of Original List Price Received*	0.0%	0.0%	--	98.4%	99.0%	+ 0.6%
New Listings	0	0	--	6	7	+ 16.7%

* 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



Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lowell

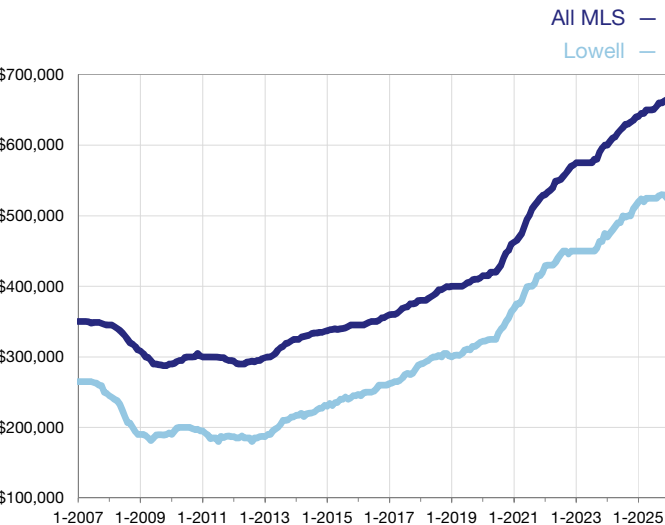
Single-Family Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	18	32	+ 77.8%	356	366	+ 2.8%
Closed Sales	28	35	+ 25.0%	361	357	- 1.1%
Median Sales Price*	\$572,500	\$505,000	- 11.8%	\$515,000	\$525,000	+ 1.9%
Inventory of Homes for Sale	34	31	- 8.8%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	40	43	+ 7.5%	29	31	+ 6.9%
Percent of Original List Price Received*	100.3%	97.8%	- 2.5%	102.0%	100.3%	- 1.7%
New Listings	14	17	+ 21.4%	402	424	+ 5.5%

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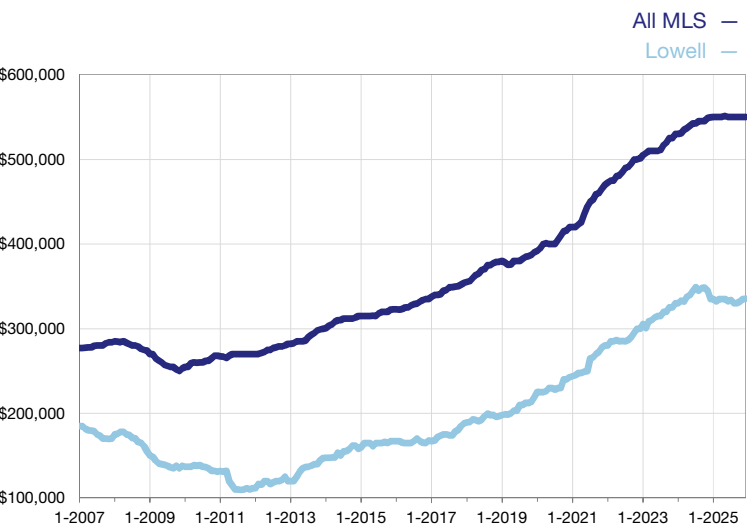
Condominium Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	19	+ 90.0%	251	239	- 4.8%
Closed Sales	24	18	- 25.0%	250	226	- 9.6%
Median Sales Price*	\$292,500	\$297,500	+ 1.7%	\$335,000	\$335,500	+ 0.1%
Inventory of Homes for Sale	32	35	+ 9.4%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	27	43	+ 59.3%	27	36	+ 33.3%
Percent of Original List Price Received*	100.7%	95.3%	- 5.4%	101.4%	99.3%	- 2.1%
New Listings	12	16	+ 33.3%	289	311	+ 7.6%

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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

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Westford

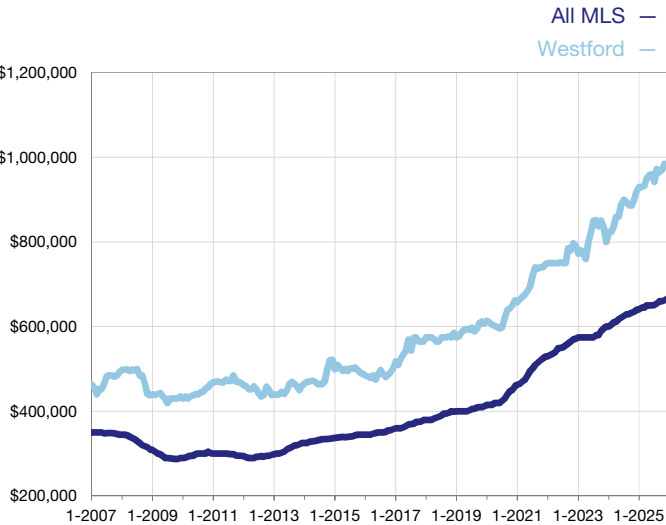
Single-Family Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	15	+ 25.0%	197	167	- 15.2%
Closed Sales	14	15	+ 7.1%	189	164	- 13.2%
Median Sales Price*	\$875,000	\$900,000	+ 2.9%	\$920,000	\$980,000	+ 6.5%
Inventory of Homes for Sale	14	21	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	28	45	+ 60.7%	35	42	+ 20.0%
Percent of Original List Price Received*	97.6%	97.9%	+ 0.3%	101.8%	99.7%	- 2.1%
New Listings	4	8	+ 100.0%	232	212	- 8.6%

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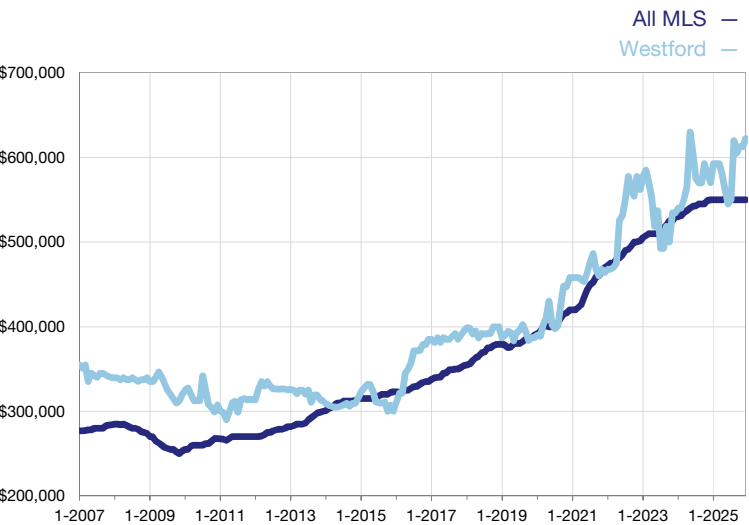
Condominium Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	58	64	+ 10.3%
Closed Sales	3	3	0.0%	51	72	+ 41.2%
Median Sales Price*	\$300,000	\$617,000	+ 105.7%	\$570,000	\$622,500	+ 9.2%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	42	12	- 71.4%	31	51	+ 64.5%
Percent of Original List Price Received*	97.7%	100.1%	+ 2.5%	99.3%	98.2%	- 1.1%
New Listings	1	1	0.0%	73	84	+ 15.1%

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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

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Tyngsborough

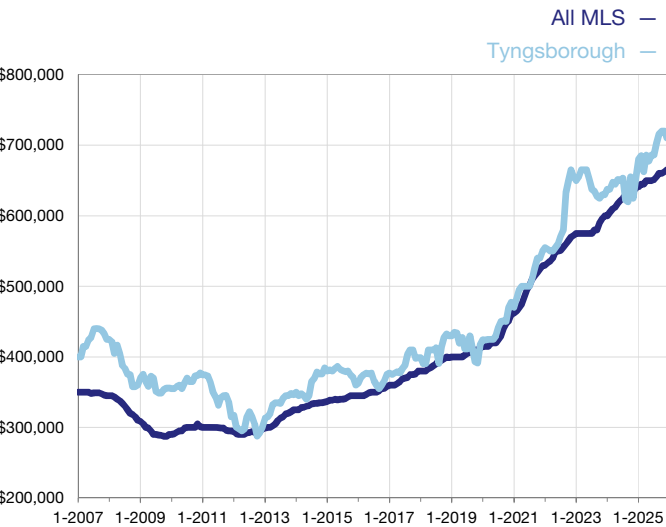
Single-Family Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	76	76	0.0%
Closed Sales	5	9	+ 80.0%	83	73	- 12.0%
Median Sales Price*	\$760,500	\$700,000	- 8.0%	\$655,000	\$710,000	+ 8.4%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	48	35	- 27.1%	34	39	+ 14.7%
Percent of Original List Price Received*	99.4%	97.6%	- 1.8%	101.1%	99.2%	- 1.9%
New Listings	2	4	+ 100.0%	86	85	- 1.2%

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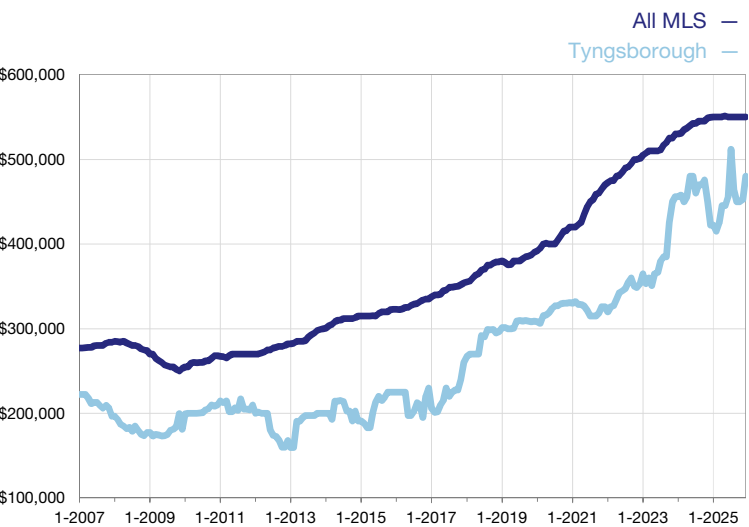
Condominium Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	42	49	+ 16.7%
Closed Sales	3	3	0.0%	46	46	0.0%
Median Sales Price*	\$295,000	\$441,900	+ 49.8%	\$422,500	\$480,000	+ 13.6%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	2.1	0.2	- 90.5%	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	40	38	- 5.0%
Percent of Original List Price Received*	103.1%	101.0%	- 2.0%	103.5%	99.4%	- 4.0%
New Listings	4	2	- 50.0%	47	47	0.0%

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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

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Tewksbury

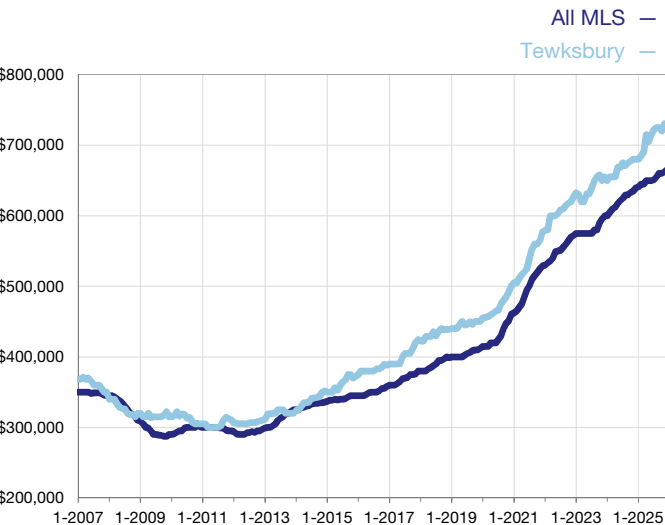
Single-Family Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	15	+ 66.7%	204	203	- 0.5%
Closed Sales	16	21	+ 31.3%	213	197	- 7.5%
Median Sales Price*	\$635,000	\$675,000	+ 6.3%	\$680,000	\$725,000	+ 6.6%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	27	26	- 3.7%	24	23	- 4.2%
Percent of Original List Price Received*	101.8%	100.8%	- 1.0%	102.8%	102.9%	+ 0.1%
New Listings	11	12	+ 9.1%	216	224	+ 3.7%

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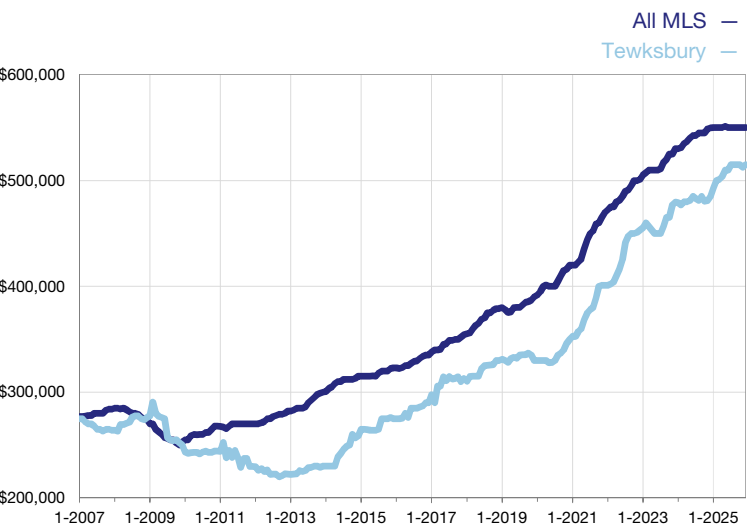
Condominium Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	4	- 50.0%	119	93	- 21.8%
Closed Sales	9	6	- 33.3%	121	95	- 21.5%
Median Sales Price*	\$510,000	\$520,000	+ 2.0%	\$485,000	\$515,000	+ 6.2%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	41	28	- 31.7%	25	25	0.0%
Percent of Original List Price Received*	100.6%	99.4%	- 1.2%	102.4%	101.0%	- 1.4%
New Listings	6	1	- 83.3%	125	99	- 20.8%

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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

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North Andover

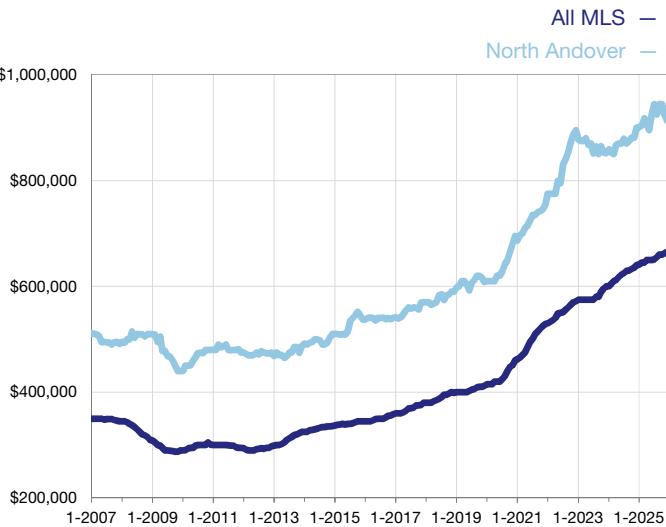
Single-Family Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	10	0.0%	177	197	+ 11.3%
Closed Sales	12	15	+ 25.0%	178	194	+ 9.0%
Median Sales Price*	\$910,000	\$795,000	- 12.6%	\$900,000	\$912,500	+ 1.4%
Inventory of Homes for Sale	4	13	+ 225.0%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	20	39	+ 95.0%	27	27	0.0%
Percent of Original List Price Received*	100.2%	99.8%	- 0.4%	102.7%	102.9%	+ 0.2%
New Listings	3	5	+ 66.7%	185	226	+ 22.2%

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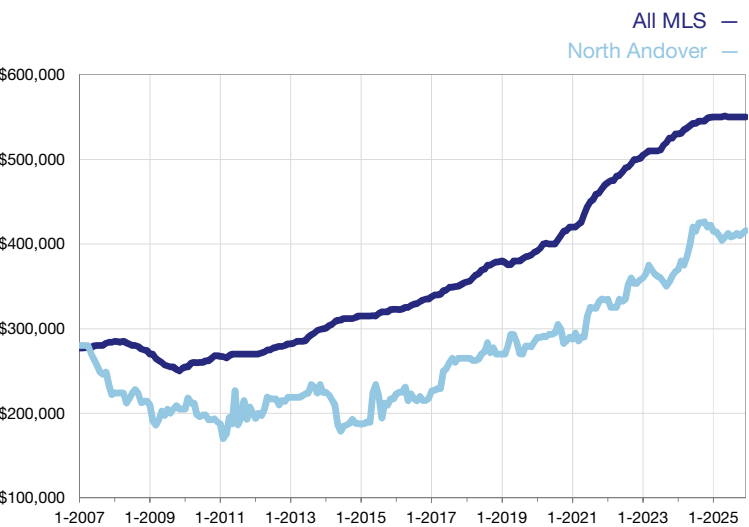
Condominium Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	7	0.0%	131	132	+ 0.8%
Closed Sales	8	11	+ 37.5%	130	132	+ 1.5%
Median Sales Price*	\$375,050	\$437,000	+ 16.5%	\$422,500	\$415,889	- 1.6%
Inventory of Homes for Sale	5	15	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.4	+ 180.0%	--	--	--
Cumulative Days on Market Until Sale	27	39	+ 44.4%	22	33	+ 50.0%
Percent of Original List Price Received*	101.0%	97.0%	- 4.0%	100.8%	100.1%	- 0.7%
New Listings	7	4	- 42.9%	141	158	+ 12.1%

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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

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Methuen

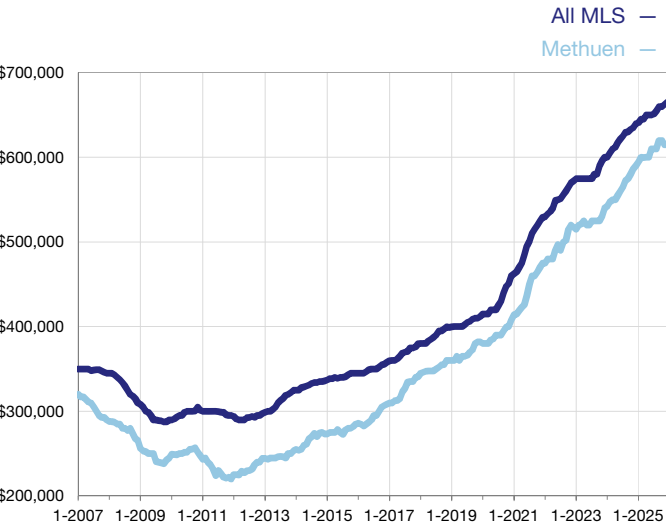
Single-Family Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	19	26	+ 36.8%	302	318	+ 5.3%
Closed Sales	37	39	+ 5.4%	312	313	+ 0.3%
Median Sales Price*	\$570,000	\$585,000	+ 2.6%	\$590,500	\$615,000	+ 4.1%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	35	33	- 5.7%	26	29	+ 11.5%
Percent of Original List Price Received*	100.8%	99.9%	- 0.9%	102.2%	101.6%	- 0.6%
New Listings	11	12	+ 9.1%	337	362	+ 7.4%

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Condominium Properties	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	109	87	- 20.2%
Closed Sales	9	11	+ 22.2%	108	93	- 13.9%
Median Sales Price*	\$399,000	\$425,000	+ 6.5%	\$399,000	\$425,000	+ 6.5%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.3	1.1	+ 266.7%	--	--	--
Cumulative Days on Market Until Sale	37	42	+ 13.5%	25	31	+ 24.0%
Percent of Original List Price Received*	99.9%	98.7%	- 1.2%	101.0%	99.2%	- 1.8%
New Listings	3	2	- 33.3%	120	99	- 17.5%

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Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

