

Local Market Update – September 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashburnham

Single-Family Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	5	11	+ 120.0%	87	83	- 4.6%
Closed Sales	12	7	- 41.7%	90	69	- 23.3%
Median Sales Price*	\$266,250	\$310,000	+ 16.4%	\$247,500	\$260,000	+ 5.1%
Inventory of Homes for Sale	35	31	- 11.4%	--	--	--
Months Supply of Inventory	3.6	3.9	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	67	33	- 50.7%	74	53	- 28.4%
Percent of Original List Price Received*	96.6%	98.1%	+ 1.6%	97.1%	99.3%	+ 2.3%
New Listings	19	13	- 31.6%	111	120	+ 8.1%

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

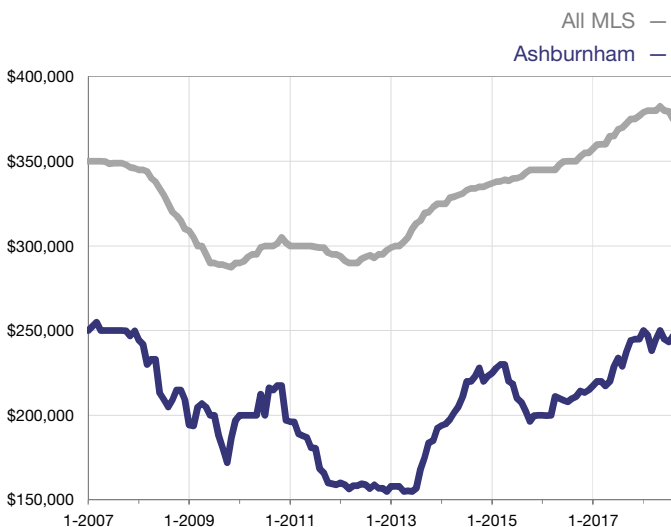
Condominium Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	0	0	--	6	4	- 33.3%
Closed Sales	0	1	--	5	4	- 20.0%
Median Sales Price*	\$0	\$265,000	--	\$223,900	\$262,822	+ 17.4%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	164	--	164	146	- 11.0%
Percent of Original List Price Received*	0.0%	106.0%	--	105.7%	108.0%	+ 2.2%
New Listings	0	0	--	10	5	- 50.0%

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

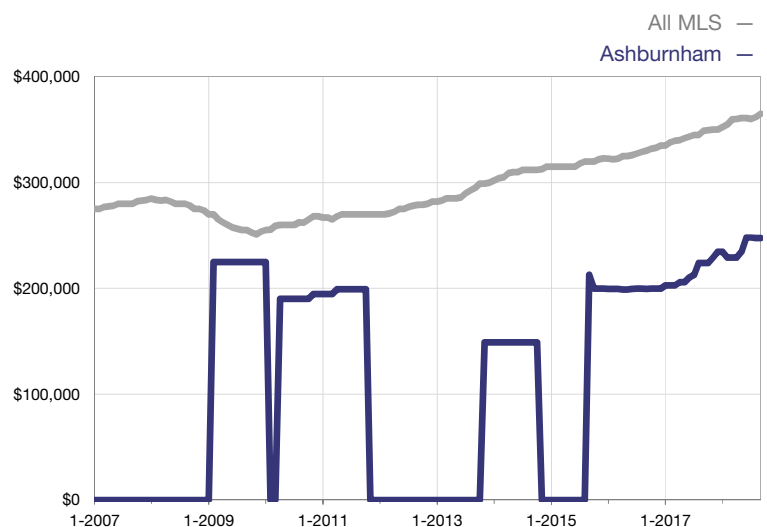
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®

