

Local Market Update – November 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashby

Single-Family Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	4	+ 100.0%	34	32	- 5.9%
Closed Sales	5	4	- 20.0%	37	30	- 18.9%
Median Sales Price*	\$275,000	\$190,750	- 30.6%	\$275,000	\$267,200	- 2.8%
Inventory of Homes for Sale	7	16	+ 128.6%	--	--	--
Months Supply of Inventory	2.0	5.2	+ 160.0%	--	--	--
Cumulative Days on Market Until Sale	53	99	+ 86.8%	73	64	- 12.3%
Percent of Original List Price Received*	91.2%	95.7%	+ 4.9%	95.3%	97.4%	+ 2.2%
New Listings	1	7	+ 600.0%	41	53	+ 29.3%

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

Condominium Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
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.

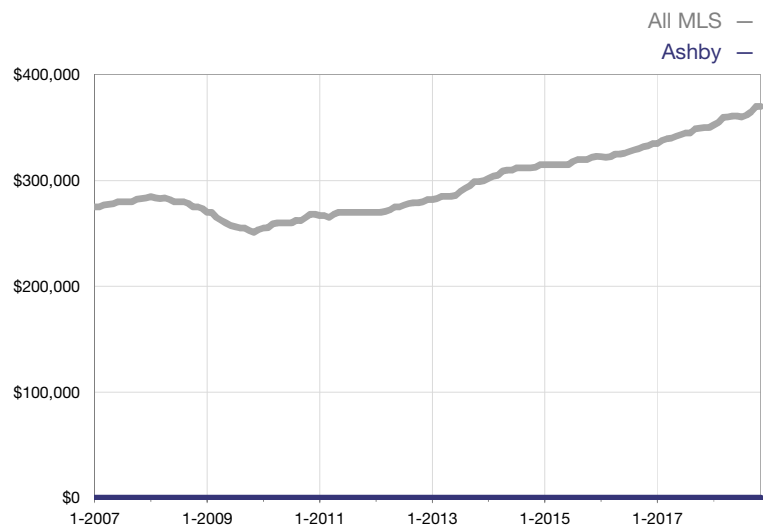
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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