Local Market Update – July 2020

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

Ashburnham

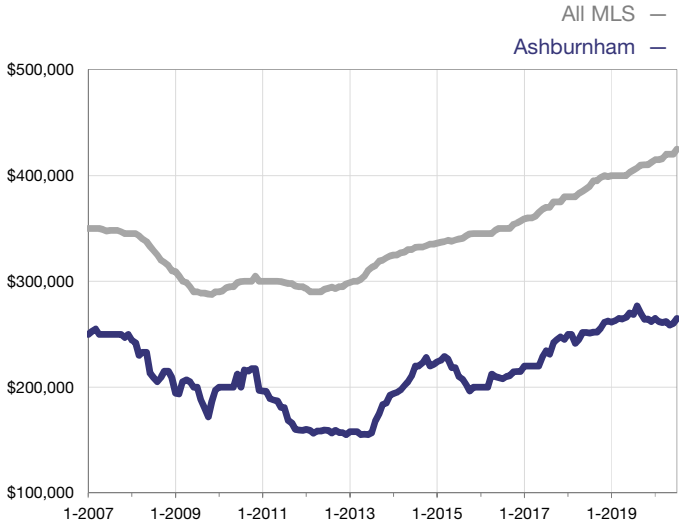
Single-Family Properties	July			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	12	**11**	- 8.3%	64	**74**	+ 15.6%
Closed Sales	13	**15**	+ 15.4%	56	**64**	+ 14.3%
Median Sales Price*	$248,000	**$284,900**	+ 14.9%	$270,000	**$271,250**	+ 0.5%
Inventory of Homes for Sale	43	**15**	- 65.1%	--	--	--
Months Supply of Inventory	5.2	**1.5**	- 71.2%	--	--	--
Cumulative Days on Market Until Sale	104	**43**	- 58.7%	71	**54**	- 23.9%
Percent of Original List Price Received*	94.6%	**100.1%**	+ 5.8%	94.8%	**98.7%**	+ 4.1%
New Listings	16	**11**	- 31.3%	103	**86**	- 16.5%

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

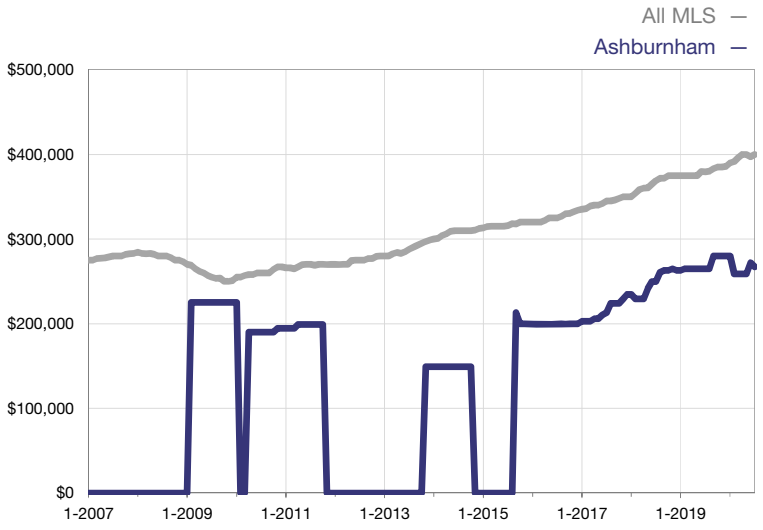
Condominium Properties	July			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**1**	--	0	**5**	--
Closed Sales	0	**1**	--	0	**3**	--
Median Sales Price*	$0	**$262,000**	--	$0	**$262,000**	--
Inventory of Homes for Sale	2	**0**	- 100.0%	--	--	--
Months Supply of Inventory	2.0	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	**108**	--	0	**126**	--
Percent of Original List Price Received*	0.0%	**97.1%**	--	0.0%	**97.1%**	--
New Listings	0	**1**	--	4	**5**	+ 25.0%

* 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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