

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	5	- 37.5%	170	150	- 11.8%
Closed Sales	9	9	0.0%	162	162	0.0%
Median Sales Price*	\$495,000	\$600,000	+ 21.2%	\$562,500	\$642,500	+ 14.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.2	0.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	18	- 45.5%	19	19	0.0%
Percent of Original List Price Received*	102.7%	100.8%	- 1.9%	105.9%	106.1%	+ 0.2%
New Listings	4	1	- 75.0%	175	160	- 8.6%

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

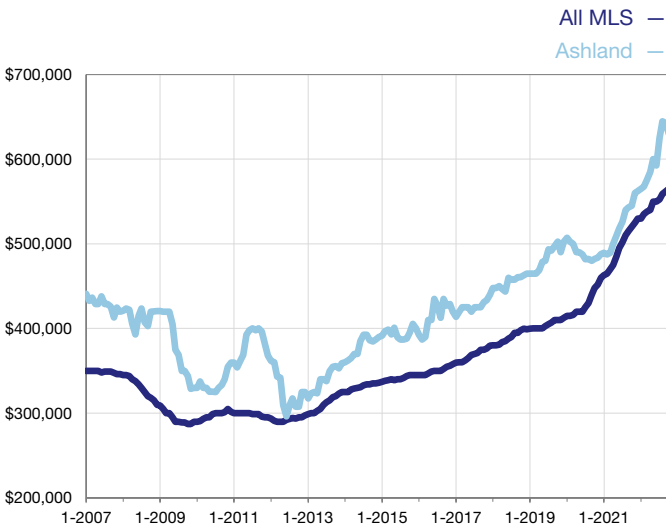
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	7	+ 250.0%	120	113	- 5.8%
Closed Sales	9	9	0.0%	122	109	- 10.7%
Median Sales Price*	\$565,000	\$410,000	- 27.4%	\$443,500	\$510,000	+ 15.0%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	15	19	+ 26.7%	15	18	+ 20.0%
Percent of Original List Price Received*	106.0%	101.6%	- 4.2%	106.2%	105.0%	- 1.1%
New Listings	4	2	- 50.0%	128	124	- 3.1%

* 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

