

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashburnham

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	12	+ 20.0%	59	64	+ 8.5%
Closed Sales	13	12	- 7.7%	49	55	+ 12.2%
Median Sales Price*	\$260,000	\$241,500	- 7.1%	\$256,000	\$275,000	+ 7.4%
Inventory of Homes for Sale	42	36	- 14.3%	--	--	--
Months Supply of Inventory	5.0	4.4	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	38	110	+ 189.5%	59	72	+ 22.0%
Percent of Original List Price Received*	98.7%	94.2%	- 4.6%	98.1%	94.8%	- 3.4%
New Listings	16	17	+ 6.3%	91	104	+ 14.3%

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

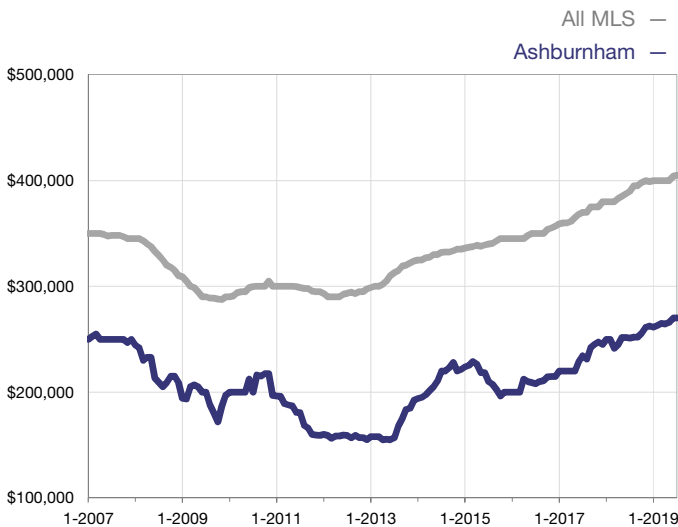
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	3	0	- 100.0%
Closed Sales	0	0	--	3	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$260,643	\$0	- 100.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	139	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	108.7%	0.0%	- 100.0%
New Listings	0	0	--	5	4	- 20.0%

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

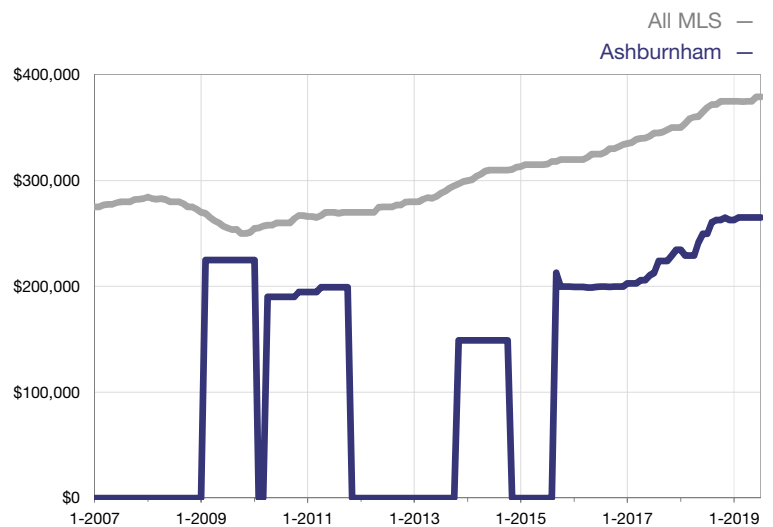
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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