

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	12	+ 50.0%	90	90	0.0%
Closed Sales	13	12	- 7.7%	81	78	- 3.7%
Median Sales Price*	\$408,000	\$524,950	+ 28.7%	\$460,000	\$514,500	+ 11.8%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	16	18	+ 12.5%	33	35	+ 6.1%
Percent of Original List Price Received*	102.9%	100.5%	- 2.3%	100.9%	99.4%	- 1.5%
New Listings	13	15	+ 15.4%	106	98	- 7.5%

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

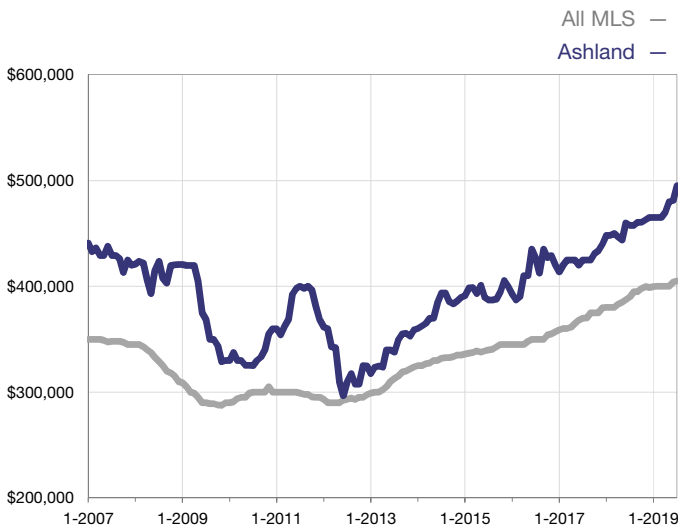
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	12	15	+ 25.0%	106	95	- 10.4%
Closed Sales	20	18	- 10.0%	99	77	- 22.2%
Median Sales Price*	\$334,250	\$387,450	+ 15.9%	\$389,900	\$407,000	+ 4.4%
Inventory of Homes for Sale	24	9	- 62.5%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	50	38	- 24.0%	75	37	- 50.7%
Percent of Original List Price Received*	104.3%	100.9%	- 3.3%	102.7%	102.0%	- 0.7%
New Listings	17	12	- 29.4%	108	98	- 9.3%

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

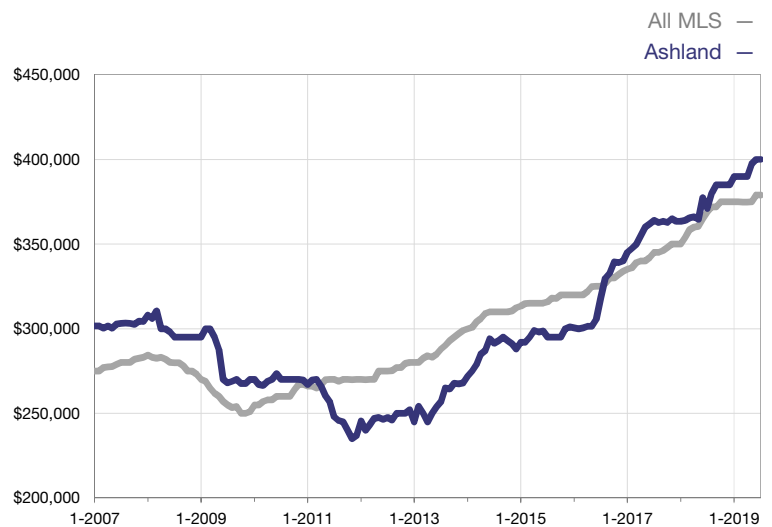
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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