Local Market Update – September 2019

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

Ashland

Single-Family Properties	September			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	10	**15**	+ 50.0%	107	**114**	+ 6.5%
Closed Sales	6	**11**	+ 83.3%	106	**109**	+ 2.8%
Median Sales Price*	$562,500	**$565,000**	+ 0.4%	$469,000	**$517,000**	+ 10.2%
Inventory of Homes for Sale	19	**12**	- 36.8%	--	--	--
Months Supply of Inventory	1.6	**1.0**	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	31	**32**	+ 3.2%	33	**36**	+ 9.1%
Percent of Original List Price Received*	100.4%	**102.1%**	+ 1.7%	100.9%	**99.7%**	- 1.2%
New Listings	14	**15**	+ 7.1%	130	**121**	- 6.9%

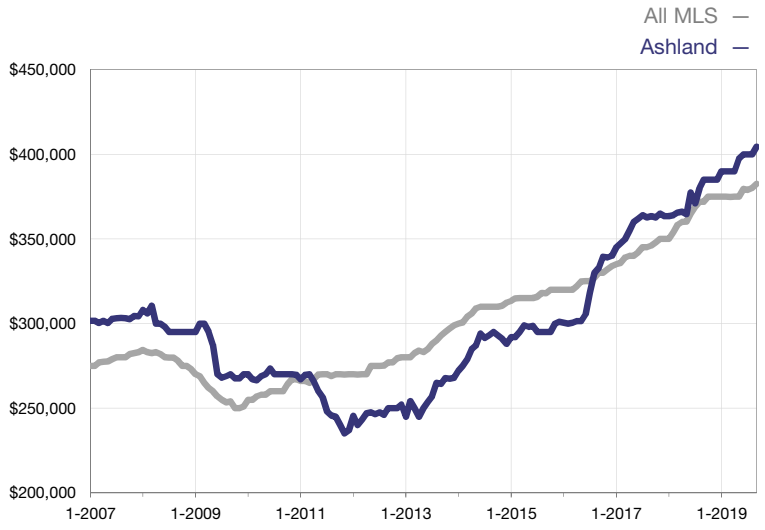
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	September			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	12	**17**	+ 41.7%	133	**125**	- 6.0%
Closed Sales	13	**10**	- 23.1%	124	**102**	- 17.7%
Median Sales Price*	$380,000	**$376,500**	- 0.9%	$385,000	**$406,750**	+ 5.6%
Inventory of Homes for Sale	19	**18**	- 5.3%	--	--	--
Months Supply of Inventory	1.4	**1.6**	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	24	**56**	+ 133.3%	68	**36**	- 47.1%
Percent of Original List Price Received*	101.5%	**103.9%**	+ 2.4%	102.5%	**102.1%**	- 0.4%
New Listings	17	**17**	0.0%	132	**139**	+ 5.3%

* 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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