Local Market Update – February 2021

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

Ashby

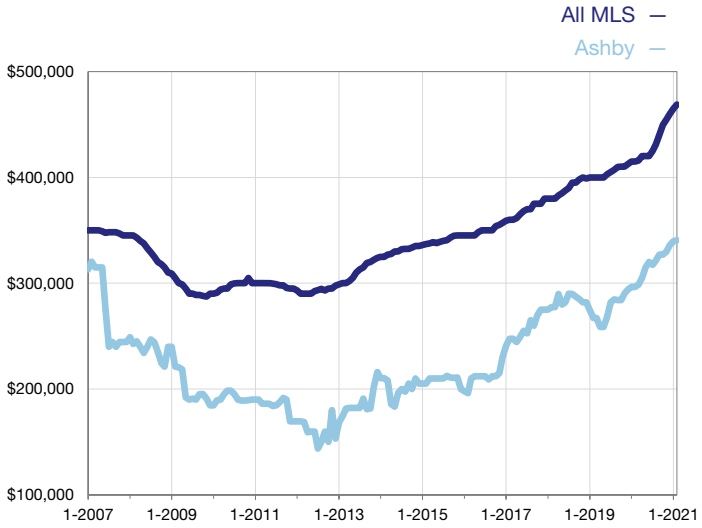
Single-Family Properties	February			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	3	**2**	- 33.3%	3	**9**	+ 200.0%
Closed Sales	1	**5**	+ 400.0%	4	**12**	+ 200.0%
Median Sales Price*	$85,000	**$350,000**	+ 311.8%	$335,250	**$360,300**	+ 7.5%
Inventory of Homes for Sale	13	**1**	- 92.3%	--	--	--
Months Supply of Inventory	3.5	**0.2**	- 94.3%	--	--	--
Cumulative Days on Market Until Sale	69	**75**	+ 8.7%	111	**55**	- 50.5%
Percent of Original List Price Received*	85.0%	**101.6%**	+ 19.5%	93.2%	**102.5%**	+ 10.0%
New Listings	1	**2**	+ 100.0%	3	**4**	+ 33.3%

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

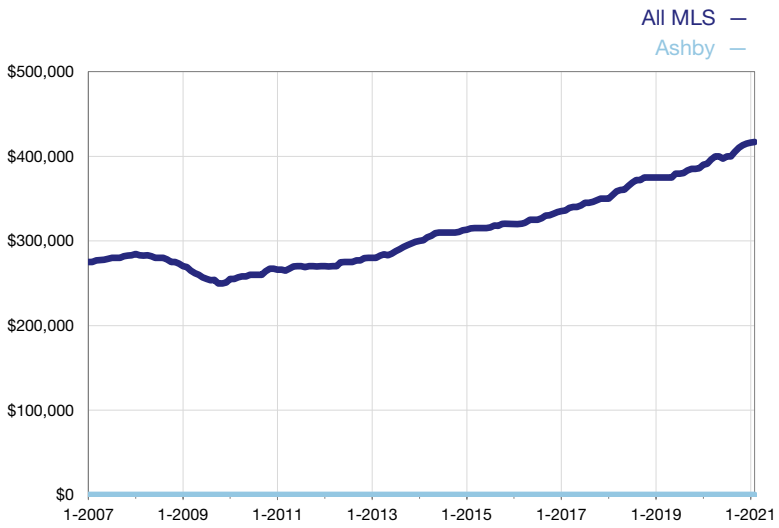
Condominium Properties	February			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	0	**0**	--	0	**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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