

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashburnham

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	12	- 14.3%	33	35	+ 6.1%
Closed Sales	6	6	0.0%	26	33	+ 26.9%
Median Sales Price*	\$261,500	\$325,000	+ 24.3%	\$261,000	\$324,000	+ 24.1%
Inventory of Homes for Sale	23	12	- 47.8%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	56	61	+ 8.9%	54	70	+ 29.6%
Percent of Original List Price Received*	98.5%	99.9%	+ 1.4%	97.1%	99.4%	+ 2.4%
New Listings	14	14	0.0%	45	38	- 15.6%

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

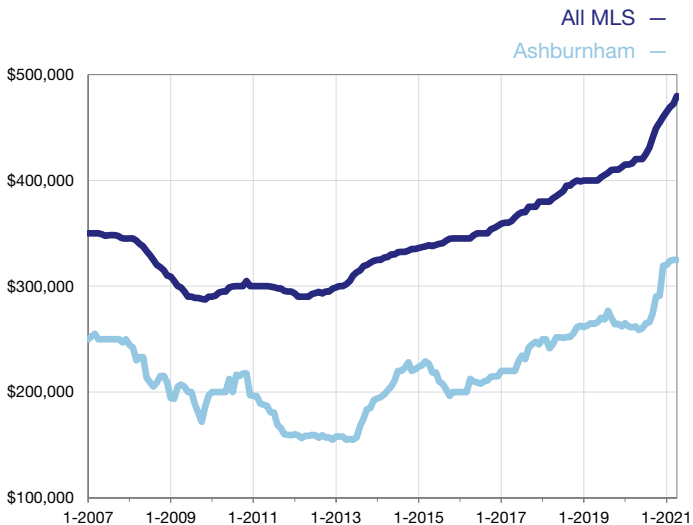
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$237,900	\$0	- 100.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	224	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	95.4%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	3	0	- 100.0%

* 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

