

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashby

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	4	0.0%	13	15	+ 15.4%
Closed Sales	4	3	- 25.0%	11	19	+ 72.7%
Median Sales Price*	\$359,500	\$475,000	+ 32.1%	\$355,000	\$419,900	+ 18.3%
Inventory of Homes for Sale	12	1	- 91.7%	--	--	--
Months Supply of Inventory	3.2	0.2	- 93.8%	--	--	--
Cumulative Days on Market Until Sale	97	63	- 35.1%	87	121	+ 39.1%
Percent of Original List Price Received*	95.9%	105.5%	+ 10.0%	95.0%	101.8%	+ 7.2%
New Listings	6	4	- 33.3%	15	11	- 26.7%

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

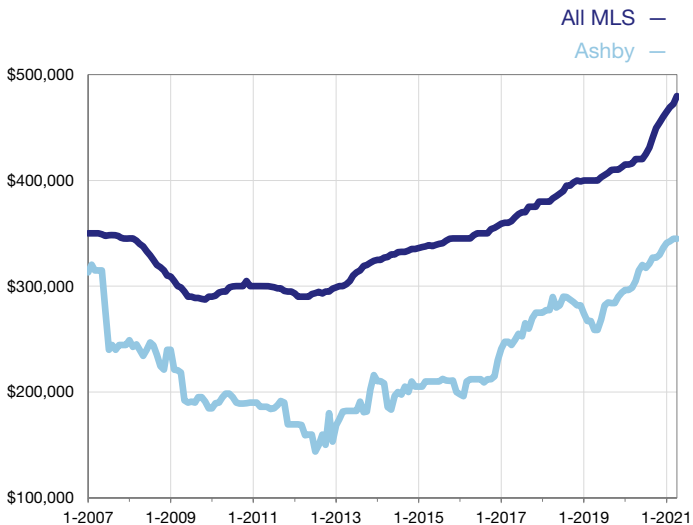
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	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

