

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 13 | 17 | + 30.8% | 43 | 54 | + 25.6% |
| Closed Sales | 11 | 12 | + 9.1% | 32 | 31 | - 3.1% |
| Median Sales Price* | \$469,900 | \$507,500 | + 8.0% | \$469,950 | \$470,000 | + 0.0% |
| Inventory of Homes for Sale | 9 | 9 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 0.7 | - 12.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 15 | 26 | + 73.3% | 23 | 28 | + 21.7% |
| Percent of Original List Price Received* | 102.1% | 107.4% | + 5.2% | 99.7% | 104.6% | + 4.9% |
| New Listings | 8 | 25 | + 212.5% | 47 | 58 | + 23.4% |

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

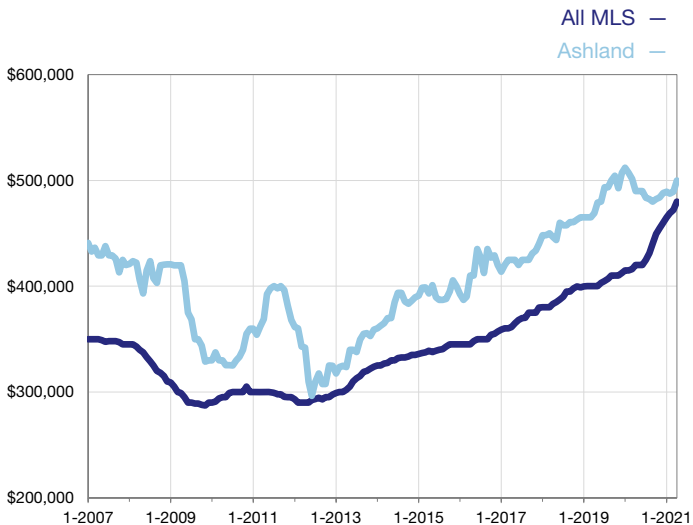
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 6 | 10 | + 66.7% | 45 | 30 | - 33.3% |
| Closed Sales | 14 | 8 | - 42.9% | 44 | 23 | - 47.7% |
| Median Sales Price* | \$442,200 | \$461,500 | + 4.4% | \$431,500 | \$420,000 | - 2.7% |
| Inventory of Homes for Sale | 8 | 7 | - 12.5% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.8 | + 33.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 48 | 9 | - 81.3% | 48 | 25 | - 47.9% |
| Percent of Original List Price Received* | 104.2% | 111.2% | + 6.7% | 101.6% | 106.6% | + 4.9% |
| New Listings | 5 | 18 | + 260.0% | 39 | 38 | - 2.6% |

* 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

