

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashburnham

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	10	- 16.7%	45	45	0.0%
Closed Sales	13	11	- 15.4%	39	44	+ 12.8%
Median Sales Price*	\$257,000	\$453,900	+ 76.6%	\$260,000	\$365,000	+ 40.4%
Inventory of Homes for Sale	26	16	- 38.5%	--	--	--
Months Supply of Inventory	2.6	1.6	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	57	25	- 56.1%	55	59	+ 7.3%
Percent of Original List Price Received*	98.8%	103.1%	+ 4.4%	97.7%	100.4%	+ 2.8%
New Listings	17	12	- 29.4%	62	50	- 19.4%

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

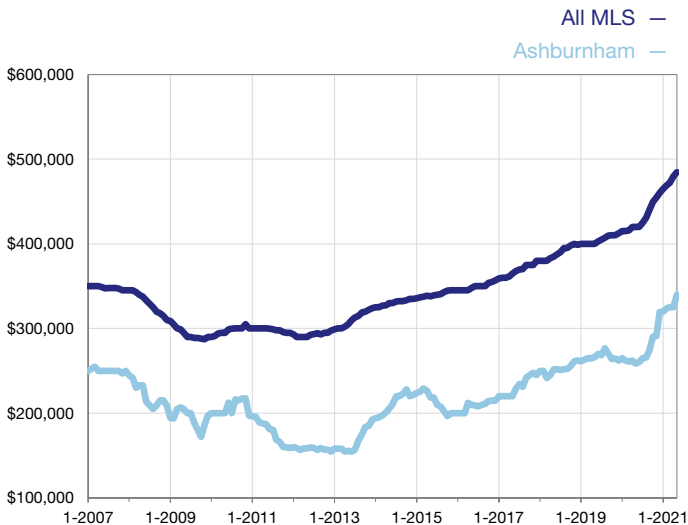
Condominium Properties

Key Metrics	May			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	0	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

