

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	20	+ 81.8%	54	74	+ 37.0%
Closed Sales	15	19	+ 26.7%	47	50	+ 6.4%
Median Sales Price*	\$481,900	\$560,000	+ 16.2%	\$470,000	\$517,250	+ 10.1%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	30	12	- 60.0%	25	22	- 12.0%
Percent of Original List Price Received*	100.9%	109.2%	+ 8.2%	100.1%	106.3%	+ 6.2%
New Listings	13	15	+ 15.4%	60	73	+ 21.7%

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

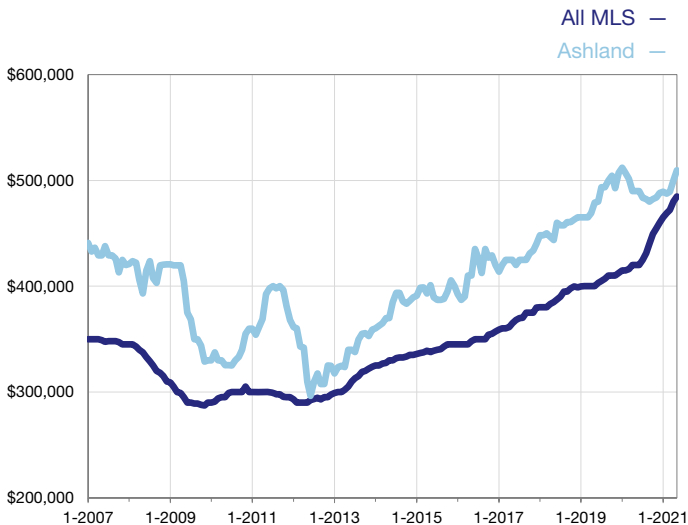
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	18	+ 157.1%	52	48	- 7.7%
Closed Sales	11	6	- 45.5%	55	29	- 47.3%
Median Sales Price*	\$385,000	\$482,500	+ 25.3%	\$410,000	\$445,000	+ 8.5%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	0.6	0.1	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	36	6	- 83.3%	45	21	- 53.3%
Percent of Original List Price Received*	102.4%	111.8%	+ 9.2%	101.8%	107.7%	+ 5.8%
New Listings	8	12	+ 50.0%	47	50	+ 6.4%

* 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

