

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashburnham

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	4	- 71.4%	116	85	- 26.7%
Closed Sales	8	3	- 62.5%	119	85	- 28.6%
Median Sales Price*	\$354,250	\$357,000	+ 0.8%	\$357,000	\$389,900	+ 9.2%
Inventory of Homes for Sale	12	23	+ 91.7%	--	--	--
Months Supply of Inventory	1.2	3.1	+ 158.3%	--	--	--
Cumulative Days on Market Until Sale	27	13	- 51.9%	40	29	- 27.5%
Percent of Original List Price Received*	102.8%	101.3%	- 1.5%	100.8%	101.0%	+ 0.2%
New Listings	10	5	- 50.0%	131	110	- 16.0%

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

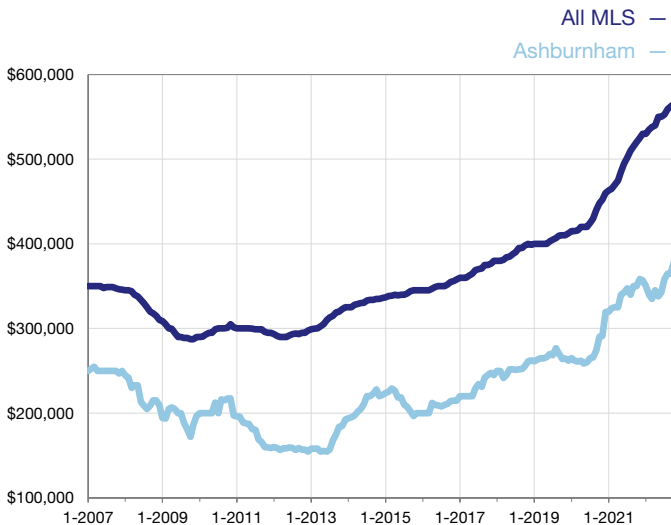
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$350,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	9	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	100.0%	--
New Listings	0	0	--	0	2	--

* 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

