

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	5	- 61.5%	162	145	- 10.5%
Closed Sales	14	12	- 14.3%	153	153	0.0%
Median Sales Price*	\$578,500	\$612,500	+ 5.9%	\$565,000	\$650,000	+ 15.0%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	26	30	+ 15.4%	18	19	+ 5.6%
Percent of Original List Price Received*	103.1%	98.9%	- 4.1%	106.1%	106.4%	+ 0.3%
New Listings	6	5	- 16.7%	171	159	- 7.0%

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

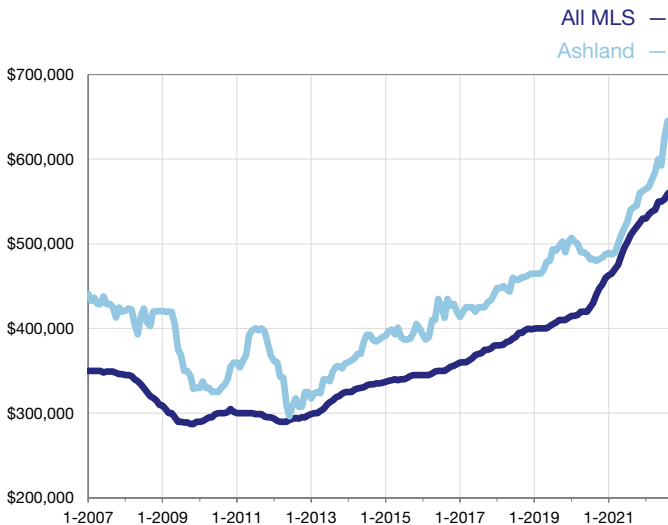
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	8	0.0%	118	107	- 9.3%
Closed Sales	12	8	- 33.3%	113	100	- 11.5%
Median Sales Price*	\$420,000	\$447,500	+ 6.5%	\$442,000	\$512,500	+ 16.0%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.3	0.9	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	13	22	+ 69.2%	15	18	+ 20.0%
Percent of Original List Price Received*	102.3%	100.9%	- 1.4%	106.3%	105.3%	- 0.9%
New Listings	5	5	0.0%	124	122	- 1.6%

* 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

