

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashby

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 1 | 6 | + 500.0% | 6 | 6 | 0.0% |
| Closed Sales | 4 | 2 | - 50.0% | 6 | 3 | - 50.0% |
| Median Sales Price* | \$382,450 | \$365,000 | - 4.6% | \$385,250 | \$380,000 | - 1.4% |
| Inventory of Homes for Sale | 3 | 6 | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 1.7 | + 88.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 24 | 33 | + 37.5% | 53 | 32 | - 39.6% |
| Percent of Original List Price Received* | 101.5% | 98.5% | - 3.0% | 98.5% | 97.3% | - 1.2% |
| New Listings | 0 | 3 | -- | 1 | 6 | + 500.0% |

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

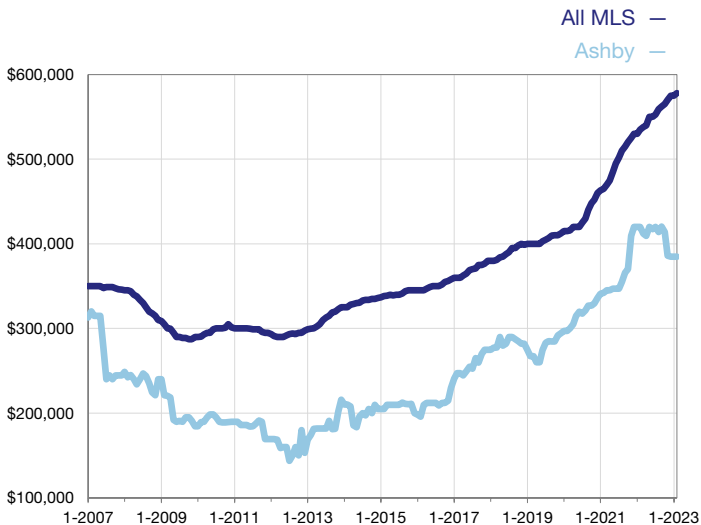
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|--|----------|------------|-------|--------------|------------|-------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 0 | -- | 0 | 0 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 0 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$0 | -- |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 0 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 0.0% | -- |
| New Listings | 0 | 0 | -- | 0 | 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

