

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	7	- 41.7%	18	8	- 55.6%
Closed Sales	0	2	--	12	6	- 50.0%
Median Sales Price*	\$0	\$750,500	--	\$607,500	\$815,500	+ 34.2%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	0.4	0.1	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	0	28	--	27	22	- 18.5%
Percent of Original List Price Received*	0.0%	102.1%	--	99.7%	101.6%	+ 1.9%
New Listings	11	4	- 63.6%	21	7	- 66.7%

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

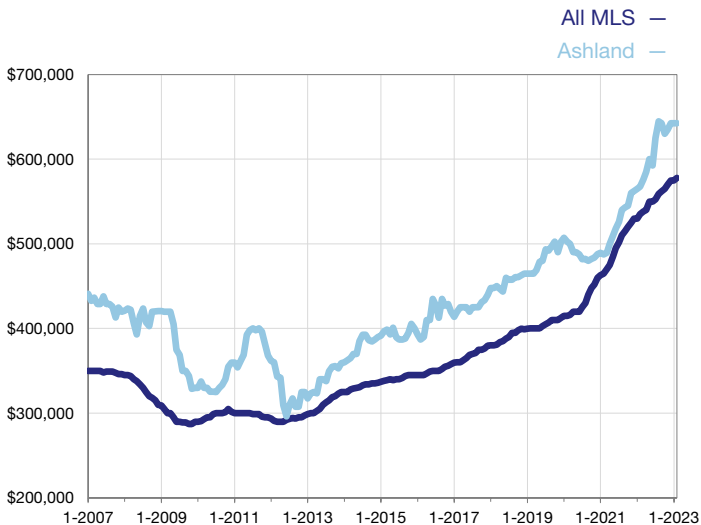
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	8	10	+ 25.0%
Closed Sales	2	3	+ 50.0%	4	10	+ 150.0%
Median Sales Price*	\$458,500	\$416,000	- 9.3%	\$535,500	\$495,000	- 7.6%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.4	0.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	11	56	+ 409.1%	12	45	+ 275.0%
Percent of Original List Price Received*	117.6%	95.7%	- 18.6%	113.6%	96.1%	- 15.4%
New Listings	3	5	+ 66.7%	9	10	+ 11.1%

* 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

