

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	7	- 30.0%	28	15	- 46.4%
Closed Sales	11	6	- 45.5%	23	12	- 47.8%
Median Sales Price*	\$690,000	\$541,000	- 21.6%	\$690,000	\$642,500	- 6.9%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	12	47	+ 291.7%	20	35	+ 75.0%
Percent of Original List Price Received*	111.7%	100.7%	- 9.8%	105.4%	101.1%	- 4.1%
New Listings	15	11	- 26.7%	36	18	- 50.0%

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

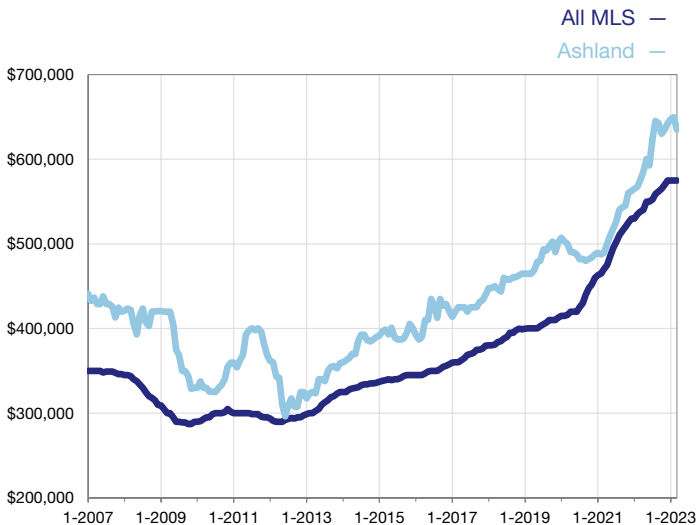
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	9	- 25.0%	20	19	- 5.0%
Closed Sales	8	5	- 37.5%	12	15	+ 25.0%
Median Sales Price*	\$465,500	\$578,000	+ 24.2%	\$500,000	\$539,900	+ 8.0%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	15	13	- 13.3%	14	34	+ 142.9%
Percent of Original List Price Received*	105.4%	101.1%	- 4.1%	108.1%	97.8%	- 9.5%
New Listings	14	11	- 21.4%	23	22	- 4.3%

* 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

