

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	10	- 47.4%	47	23	- 51.1%
Closed Sales	12	6	- 50.0%	35	18	- 48.6%
Median Sales Price*	\$622,500	\$817,500	+ 31.3%	\$660,000	\$650,000	- 1.5%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	10	10	0.0%	17	26	+ 52.9%
Percent of Original List Price Received*	110.0%	106.8%	- 2.9%	107.0%	103.0%	- 3.7%
New Listings	20	6	- 70.0%	56	24	- 57.1%

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

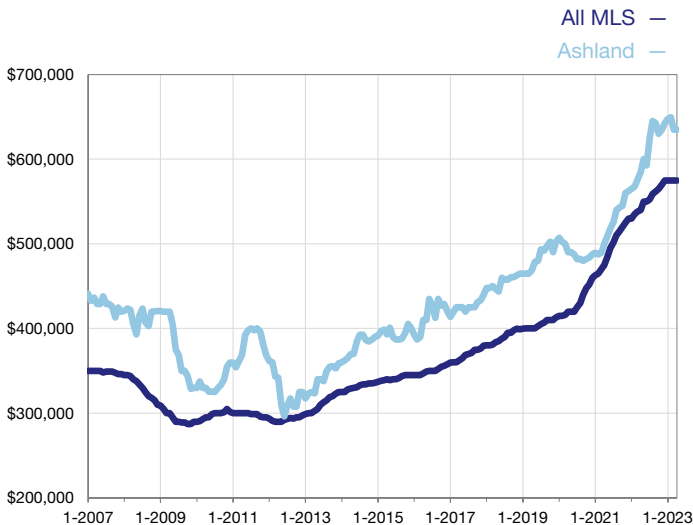
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	10	+ 42.9%	27	28	+ 3.7%
Closed Sales	6	5	- 16.7%	18	21	+ 16.7%
Median Sales Price*	\$537,500	\$500,000	- 7.0%	\$512,500	\$525,000	+ 2.4%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	5	22	+ 340.0%	11	31	+ 181.8%
Percent of Original List Price Received*	107.3%	100.5%	- 6.3%	107.8%	99.0%	- 8.2%
New Listings	9	9	0.0%	32	31	- 3.1%

* 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

