

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	13	- 40.9%	69	34	- 50.7%
Closed Sales	12	6	- 50.0%	47	25	- 46.8%
Median Sales Price*	\$610,000	\$737,500	+ 20.9%	\$660,000	\$690,000	+ 4.5%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	12	22	+ 83.3%	15	25	+ 66.7%
Percent of Original List Price Received*	114.1%	104.3%	- 8.6%	108.8%	103.7%	- 4.7%
New Listings	28	17	- 39.3%	84	41	- 51.2%

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

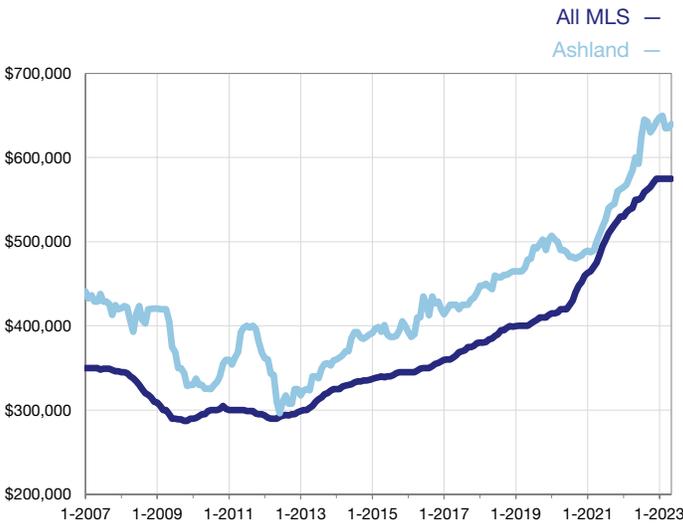
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	9	- 40.0%	42	36	- 14.3%
Closed Sales	8	9	+ 12.5%	26	30	+ 15.4%
Median Sales Price*	\$515,000	\$525,000	+ 1.9%	\$512,500	\$525,000	+ 2.4%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	15	21	+ 40.0%	12	28	+ 133.3%
Percent of Original List Price Received*	109.9%	102.5%	- 6.7%	108.5%	100.1%	- 7.7%
New Listings	17	8	- 52.9%	48	38	- 20.8%

* 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

