

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	21	+ 5.0%	89	54	- 39.3%
Closed Sales	22	10	- 54.5%	69	35	- 49.3%
Median Sales Price*	\$640,000	\$671,250	+ 4.9%	\$660,000	\$682,500	+ 3.4%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	12	10	- 16.7%	14	21	+ 50.0%
Percent of Original List Price Received*	111.4%	113.0%	+ 1.4%	109.6%	106.3%	- 3.0%
New Listings	18	13	- 27.8%	102	54	- 47.1%

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

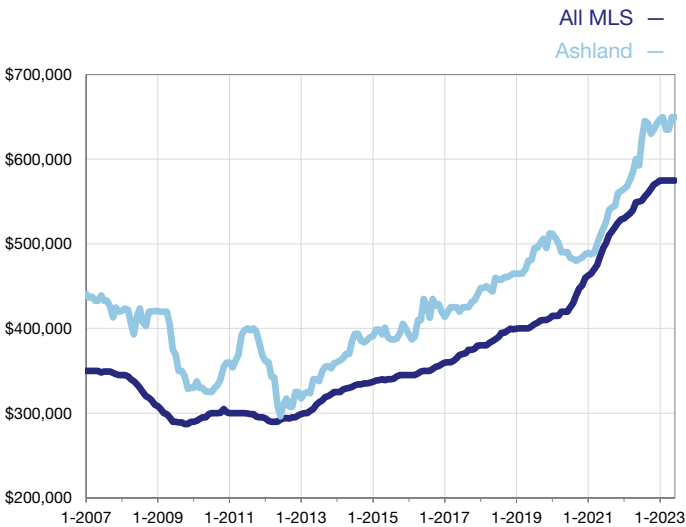
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	52	46	- 11.5%
Closed Sales	11	13	+ 18.2%	37	43	+ 16.2%
Median Sales Price*	\$620,000	\$540,000	- 12.9%	\$520,000	\$525,000	+ 1.0%
Inventory of Homes for Sale	10	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	12	16	+ 33.3%	12	24	+ 100.0%
Percent of Original List Price Received*	109.5%	104.2%	- 4.8%	108.8%	101.3%	- 6.9%
New Listings	13	7	- 46.2%	61	45	- 26.2%

* 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

