

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ashburnham

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	64	47	- 26.6%
Closed Sales	10	9	- 10.0%	52	40	- 23.1%
Median Sales Price*	\$440,000	<b>\$425,000</b>	- 3.4%	\$355,500	<b>\$435,000</b>	+ 22.4%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--
Cumulative Days on Market Until Sale	28	22	- 21.4%	28	49	+ 75.0%
Percent of Original List Price Received*	100.1%	<b>101.0%</b>	+ 0.9%	100.8%	<b>98.2%</b>	- 2.6%
New Listings	11	12	+ 9.1%	74	56	- 24.3%

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

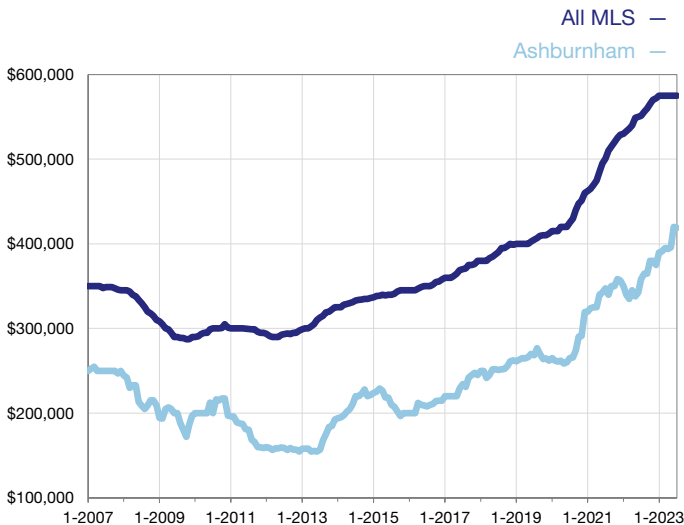
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
New Listings	0	0	--	1	0	- 100.0%

\* 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

