

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashby

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------|----------|--------------|-----------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 1 | 7 | + 600.0% | 25 | 25 | 0.0% |
| Closed Sales | 3 | 0 | - 100.0% | 26 | 16 | - 38.5% |
| Median Sales Price* | \$640,000 | \$0 | - 100.0% | \$413,950 | \$431,000 | + 4.1% |
| Inventory of Homes for Sale | 5 | 8 | + 60.0% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 2.3 | + 53.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 17 | 0 | - 100.0% | 60 | 33 | - 45.0% |
| Percent of Original List Price Received* | 101.3% | 0.0% | - 100.0% | 103.1% | 101.5% | - 1.6% |
| New Listings | 1 | 6 | + 500.0% | 23 | 31 | + 34.8% |

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

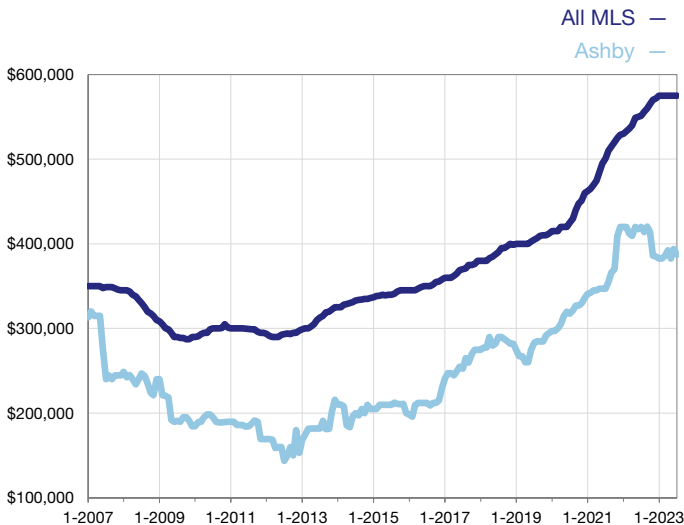
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|------|------|-------|--------------|------|-------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 0 | -- | 0 | 0 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 0 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$0 | -- |
| 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% | 0.0% | -- | 0.0% | 0.0% | -- |
| New Listings | 0 | 0 | -- | 0 | 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

