

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	13	- 13.3%	104	64	- 38.5%
Closed Sales	25	11	- 56.0%	94	48	- 48.9%
Median Sales Price*	\$670,000	\$935,000	+ 39.6%	\$660,000	\$714,000	+ 8.2%
Inventory of Homes for Sale	15	2	- 86.7%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	17	21	+ 23.5%	15	21	+ 40.0%
Percent of Original List Price Received*	107.9%	106.6%	- 1.2%	109.2%	106.1%	- 2.8%
New Listings	17	10	- 41.2%	119	64	- 46.2%

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

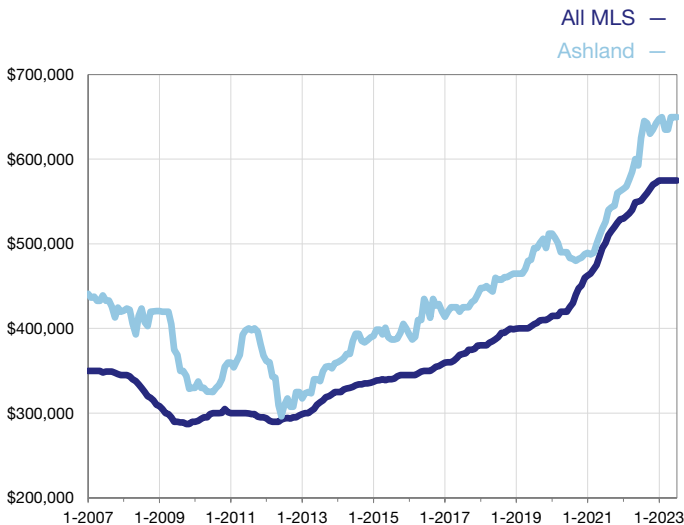
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	6	- 45.5%	63	50	- 20.6%
Closed Sales	16	6	- 62.5%	53	49	- 7.5%
Median Sales Price*	\$533,000	\$517,500	- 2.9%	\$521,000	\$525,000	+ 0.8%
Inventory of Homes for Sale	15	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	14	15	+ 7.1%	13	23	+ 76.9%
Percent of Original List Price Received*	107.4%	100.7%	- 6.2%	108.4%	101.3%	- 6.5%
New Listings	17	4	- 76.5%	78	49	- 37.2%

* 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

