

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashburnham

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	74	56	- 24.3%
Closed Sales	17	10	- 41.2%	69	50	- 27.5%
Median Sales Price*	\$393,753	\$342,500	- 13.0%	\$370,000	\$424,950	+ 14.9%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	1.9	3.3	+ 73.7%	--	--	--
Cumulative Days on Market Until Sale	24	26	+ 8.3%	27	44	+ 63.0%
Percent of Original List Price Received*	104.6%	98.5%	- 5.8%	101.8%	98.3%	- 3.4%
New Listings	12	16	+ 33.3%	86	72	- 16.3%

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

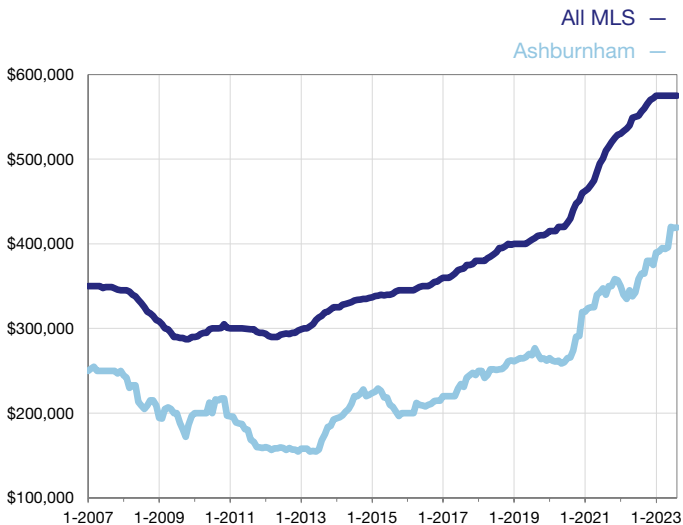
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$350,000	\$0	- 100.0%	\$350,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	9	0	- 100.0%	9	0	- 100.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	0.0%	- 100.0%
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

