

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ashburnham

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	10	+ 150.0%	78	65	- 16.7%
Closed Sales	8	7	- 12.5%	77	57	- 26.0%
Median Sales Price*	\$404,950	\$500,000	+ 23.5%	\$389,900	\$445,000	+ 14.1%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	2.5	3.3	+ 32.0%	--	--	--
Cumulative Days on Market Until Sale	49	38	- 22.4%	30	44	+ 46.7%
Percent of Original List Price Received*	95.5%	101.7%	+ 6.5%	101.1%	98.7%	- 2.4%
New Listings	11	11	0.0%	97	83	- 14.4%

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

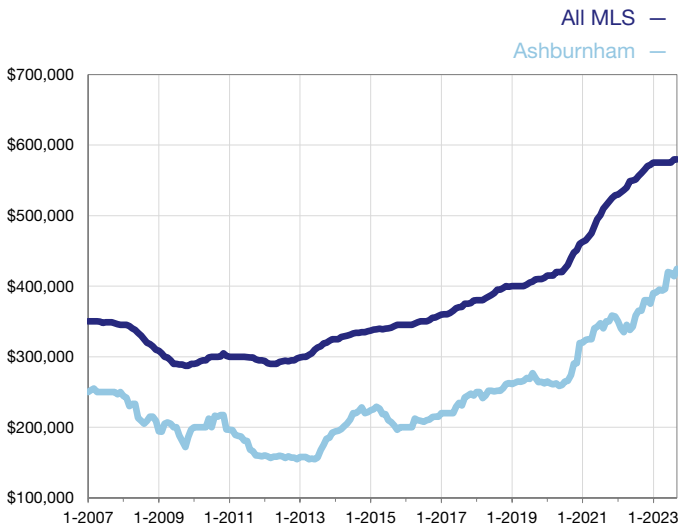
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$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	0	0	--	9	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	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

