

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ashland

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	128	82	- 35.9%
Closed Sales	13	15	+ 15.4%	126	75	- 40.5%
Median Sales Price*	\$490,000	<b>\$685,000</b>	+ 39.8%	\$660,000	<b>\$690,000</b>	+ 4.5%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	23	15	- 34.8%	17	18	+ 5.9%
Percent of Original List Price Received*	104.2%	<b>106.0%</b>	+ 1.7%	107.8%	<b>106.6%</b>	- 1.1%
New Listings	13	18	+ 38.5%	145	97	- 33.1%

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

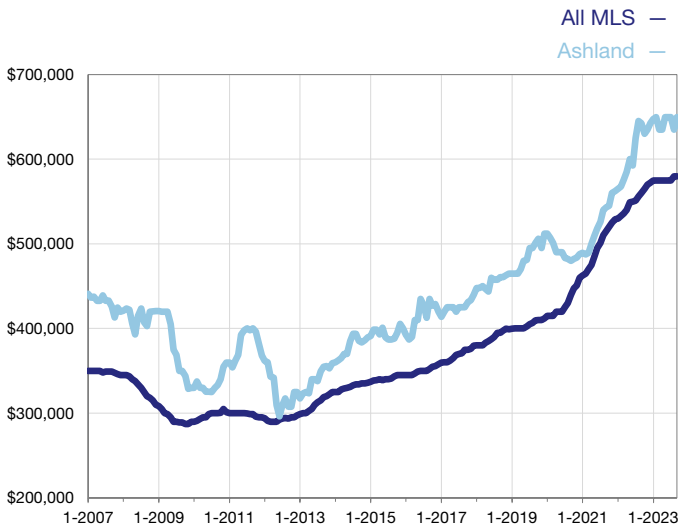
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	5	- 58.3%	92	56	- 39.1%
Closed Sales	12	0	- 100.0%	79	56	- 29.1%
Median Sales Price*	\$445,001	<b>\$0</b>	- 100.0%	\$515,000	<b>\$536,200</b>	+ 4.1%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	16	22	+ 37.5%
Percent of Original List Price Received*	103.5%	<b>0.0%</b>	- 100.0%	106.4%	<b>101.9%</b>	- 4.2%
New Listings	11	2	- 81.8%	101	58	- 42.6%

\* 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

