

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashburnham

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	13	+ 333.3%	81	77	- 4.9%
Closed Sales	5	15	+ 200.0%	82	72	- 12.2%
Median Sales Price*	\$420,000	\$534,000	+ 27.1%	\$389,900	\$472,500	+ 21.2%
Inventory of Homes for Sale	26	20	- 23.1%	--	--	--
Months Supply of Inventory	3.2	2.8	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	30	38	+ 26.7%	30	43	+ 43.3%
Percent of Original List Price Received*	99.6%	94.0%	- 5.6%	101.0%	97.7%	- 3.3%
New Listings	8	15	+ 87.5%	105	98	- 6.7%

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

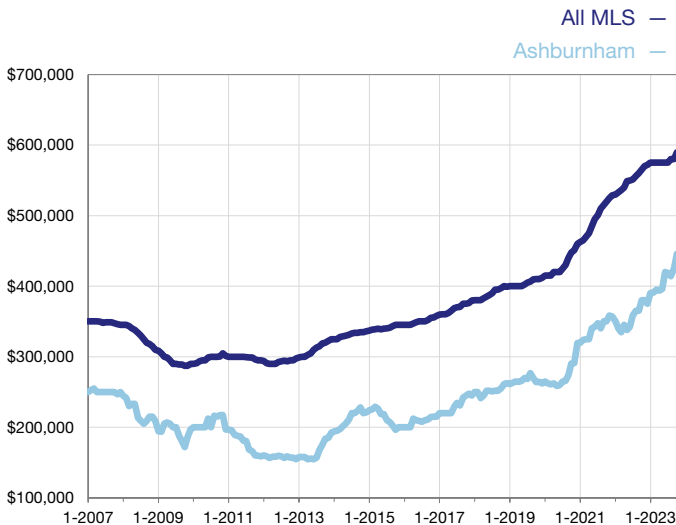
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	2	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	1	0	- 100.0%	2	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

