

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashby

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	31	36	+ 16.1%
Closed Sales	2	4	+ 100.0%	32	33	+ 3.1%
Median Sales Price*	\$361,000	\$310,000	- 14.1%	\$393,500	\$450,000	+ 14.4%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	3.3	1.0	- 69.7%	--	--	--
Cumulative Days on Market Until Sale	51	69	+ 35.3%	57	32	- 43.9%
Percent of Original List Price Received*	101.2%	95.8%	- 5.3%	102.7%	101.1%	- 1.6%
New Listings	6	5	- 16.7%	37	40	+ 8.1%

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

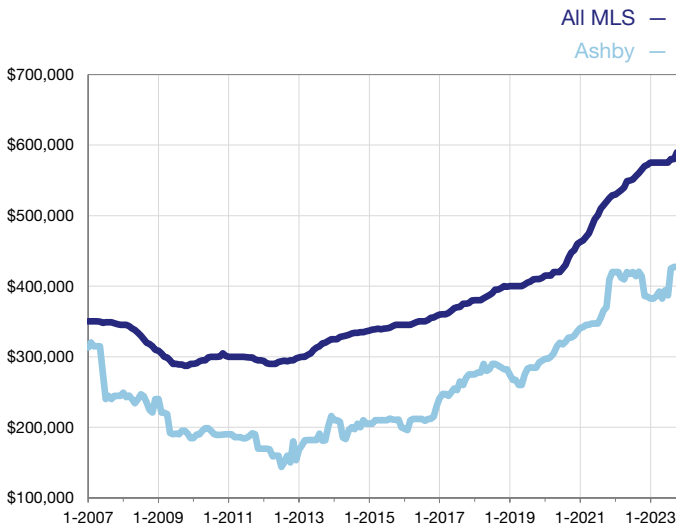
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	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

