

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	17	+ 41.7%	140	98	- 30.0%
Closed Sales	15	9	- 40.0%	141	84	- 40.4%
Median Sales Price*	\$580,000	\$639,000	+ 10.2%	\$650,000	\$690,000	+ 6.2%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	23	13	- 43.5%	18	18	0.0%
Percent of Original List Price Received*	100.3%	103.4%	+ 3.1%	107.0%	106.3%	- 0.7%
New Listings	9	8	- 11.1%	154	105	- 31.8%

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

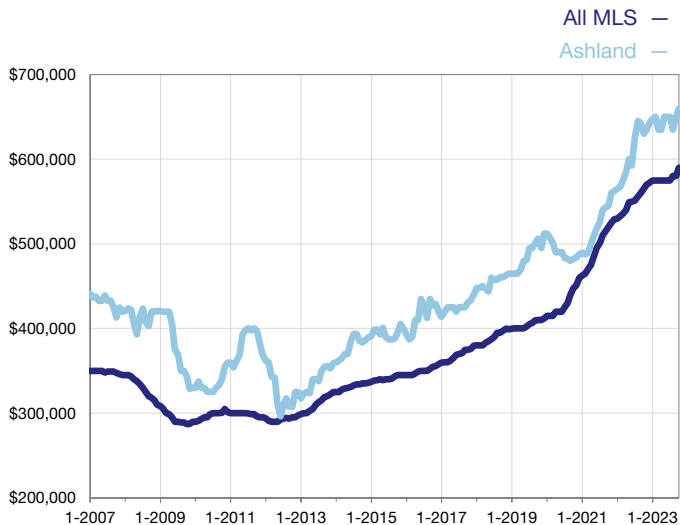
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	7	0.0%	99	63	- 36.4%
Closed Sales	13	7	- 46.2%	92	63	- 31.5%
Median Sales Price*	\$515,000	\$530,000	+ 2.9%	\$515,000	\$532,500	+ 3.4%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	28	17	- 39.3%	18	21	+ 16.7%
Percent of Original List Price Received*	100.9%	103.2%	+ 2.3%	105.6%	102.0%	- 3.4%
New Listings	13	10	- 23.1%	114	68	- 40.4%

* 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

