

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashburnham

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	84	80	- 4.8%
Closed Sales	4	5	+ 25.0%	86	78	- 9.3%
Median Sales Price*	\$356,000	\$375,000	+ 5.3%	\$382,450	\$460,000	+ 20.3%
Inventory of Homes for Sale	29	21	- 27.6%	--	--	--
Months Supply of Inventory	4.0	2.9	- 27.5%	--	--	--
Cumulative Days on Market Until Sale	16	44	+ 175.0%	29	42	+ 44.8%
Percent of Original List Price Received*	101.0%	92.7%	- 8.2%	101.0%	97.6%	- 3.4%
New Listings	6	7	+ 16.7%	111	104	- 6.3%

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

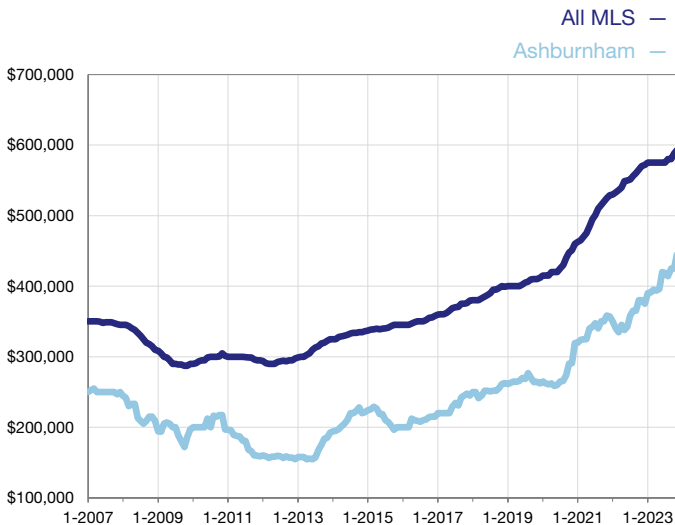
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	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	0	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

