

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ashland

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	145	101	- 30.3%
Closed Sales	12	14	+ 16.7%	153	98	- 35.9%
Median Sales Price*	\$612,500	<b>\$737,500</b>	+ 20.4%	\$650,000	<b>\$696,500</b>	+ 7.2%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	0.6	<b>0.9</b>	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	30	<b>16</b>	- 46.7%	19	<b>17</b>	- 10.5%
Percent of Original List Price Received*	98.9%	<b>102.9%</b>	+ 4.0%	106.4%	<b>105.8%</b>	- 0.6%
New Listings	5	<b>7</b>	+ 40.0%	159	<b>112</b>	- 29.6%

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

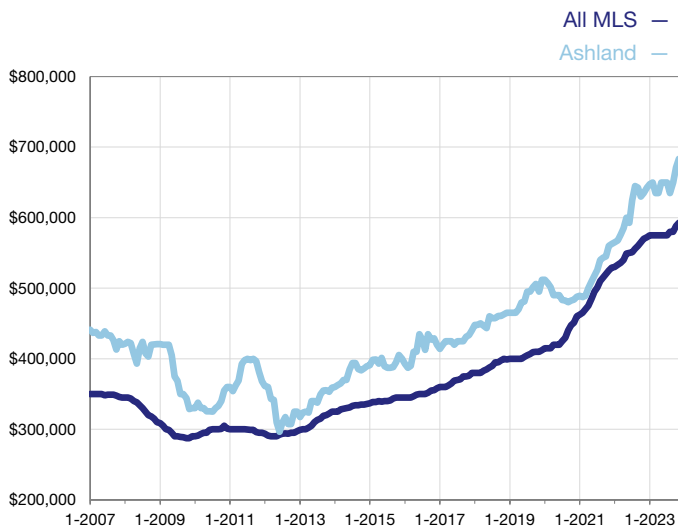
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	9	+ 28.6%	106	71	- 33.0%
Closed Sales	8	6	- 25.0%	100	69	- 31.0%
Median Sales Price*	\$447,500	<b>\$450,000</b>	+ 0.6%	\$512,500	<b>\$525,000</b>	+ 2.4%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	1.1	<b>0.6</b>	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	22	<b>16</b>	- 27.3%	18	<b>21</b>	+ 16.7%
Percent of Original List Price Received*	100.9%	<b>101.7%</b>	+ 0.8%	105.3%	<b>102.0%</b>	- 3.1%
New Listings	5	<b>6</b>	+ 20.0%	119	<b>74</b>	- 37.8%

\* 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

