

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashburnham

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	14	+ 133.3%	90	94	+ 4.4%
Closed Sales	3	5	+ 66.7%	89	83	- 6.7%
Median Sales Price*	\$278,000	\$507,000	+ 82.4%	\$375,000	\$470,000	+ 25.3%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	2.8	2.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	36	139	+ 286.1%	29	48	+ 65.5%
Percent of Original List Price Received*	91.5%	100.2%	+ 9.5%	100.7%	97.8%	- 2.9%
New Listings	2	10	+ 400.0%	113	114	+ 0.9%

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

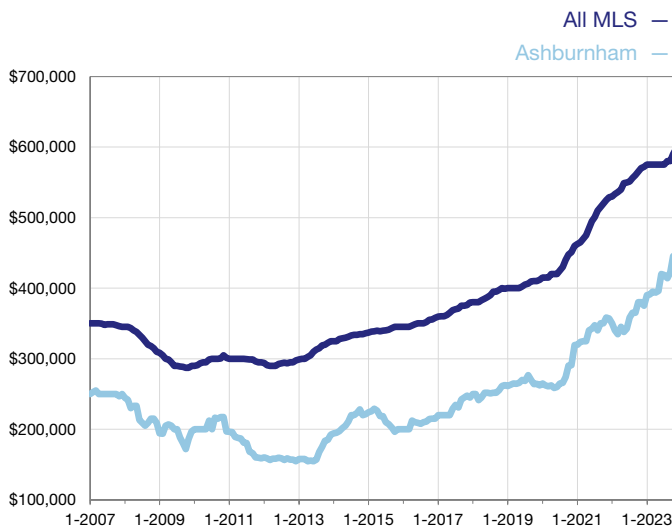
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$370,000	\$0	- 100.0%	\$360,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	3	0	- 100.0%	6	0	- 100.0%
Percent of Original List Price Received*	103.1%	0.0%	- 100.0%	101.5%	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

