

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	150	104	- 30.7%
Closed Sales	9	6	- 33.3%	162	104	- 35.8%
Median Sales Price*	\$600,000	\$688,000	+ 14.7%	\$642,500	\$696,500	+ 8.4%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.2	0.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	18	8	- 55.6%	19	17	- 10.5%
Percent of Original List Price Received*	100.8%	103.5%	+ 2.7%	106.1%	105.7%	- 0.4%
New Listings	1	1	0.0%	160	113	- 29.4%

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

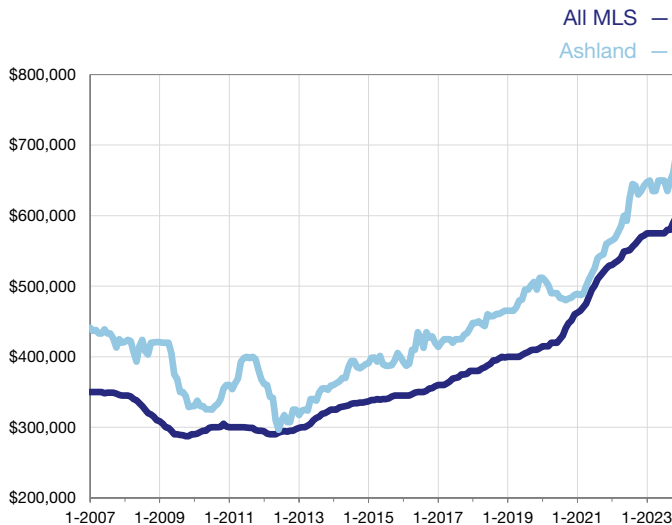
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	9	+ 28.6%	113	77	- 31.9%
Closed Sales	9	7	- 22.2%	109	76	- 30.3%
Median Sales Price*	\$410,000	\$610,000	+ 48.8%	\$510,000	\$527,500	+ 3.4%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	19	0.0%	18	21	+ 16.7%
Percent of Original List Price Received*	101.6%	100.2%	- 1.4%	105.0%	101.8%	- 3.0%
New Listings	2	4	+ 100.0%	121	78	- 35.5%

* 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

