

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashburnham

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	11	+ 22.2%	30	38	+ 26.7%
Closed Sales	5	8	+ 60.0%	21	34	+ 61.9%
Median Sales Price*	\$605,000	\$480,950	- 20.5%	\$396,000	\$456,944	+ 15.4%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	73	26	- 64.4%	63	52	- 17.5%
Percent of Original List Price Received*	99.6%	101.4%	+ 1.8%	95.3%	96.2%	+ 0.9%
New Listings	11	12	+ 9.1%	33	34	+ 3.0%

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

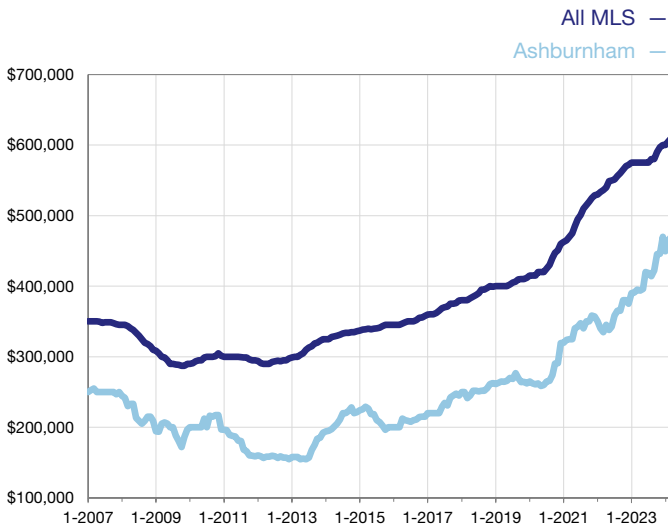
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$332,500	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	21	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	107.3%	--
New Listings	0	0	--	0	1	--

* 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

