

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashby

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	3	- 25.0%	18	14	- 22.2%
Closed Sales	4	3	- 25.0%	16	15	- 6.3%
Median Sales Price*	\$522,500	\$525,000	+ 0.5%	\$431,000	\$459,000	+ 6.5%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	3.8	1.3	- 65.8%	--	--	--
Cumulative Days on Market Until Sale	8	23	+ 187.5%	33	36	+ 9.1%
Percent of Original List Price Received*	107.6%	99.9%	- 7.2%	101.5%	101.3%	- 0.2%
New Listings	6	4	- 33.3%	25	14	- 44.0%

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

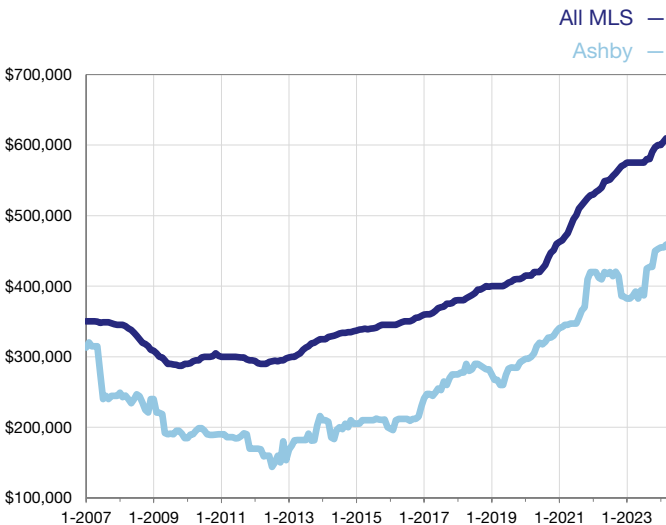
Condominium Properties

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

