

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashburnham

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	6	- 45.5%	55	57	+ 3.6%
Closed Sales	10	5	- 50.0%	50	59	+ 18.0%
Median Sales Price*	\$342,500	\$710,000	+ 107.3%	\$424,950	\$474,900	+ 11.8%
Inventory of Homes for Sale	26	10	- 61.5%	--	--	--
Months Supply of Inventory	4.4	1.3	- 70.5%	--	--	--
Cumulative Days on Market Until Sale	26	103	+ 296.2%	44	52	+ 18.2%
Percent of Original List Price Received*	98.5%	98.0%	- 0.5%	98.3%	97.8%	- 0.5%
New Listings	16	3	- 81.3%	72	54	- 25.0%

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

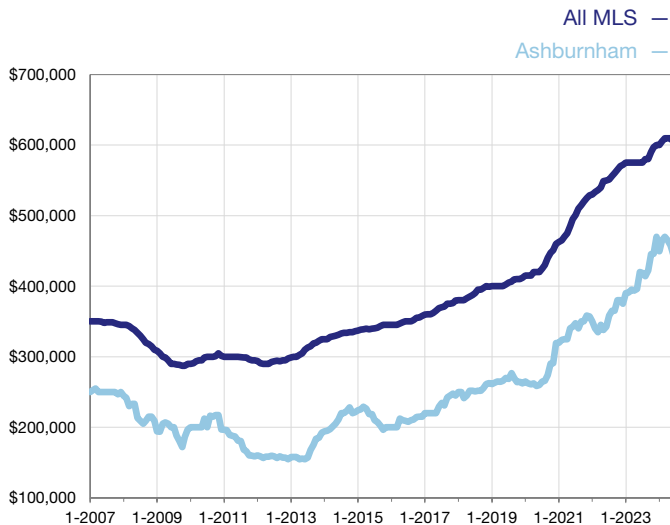
Condominium Properties

Key Metrics	August			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

