

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ashland

### Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	9	- 18.2%	72	74	+ 2.8%
Closed Sales	11	13	+ 18.2%	60	69	+ 15.0%
Median Sales Price*	\$630,000	<b>\$630,000</b>	0.0%	\$714,000	<b>\$663,000</b>	- 7.1%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	14	23	+ 64.3%	19	22	+ 15.8%
Percent of Original List Price Received*	110.4%	<b>100.3%</b>	- 9.1%	106.8%	<b>102.8%</b>	- 3.7%
New Listings	15	7	- 53.3%	79	82	+ 3.8%

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

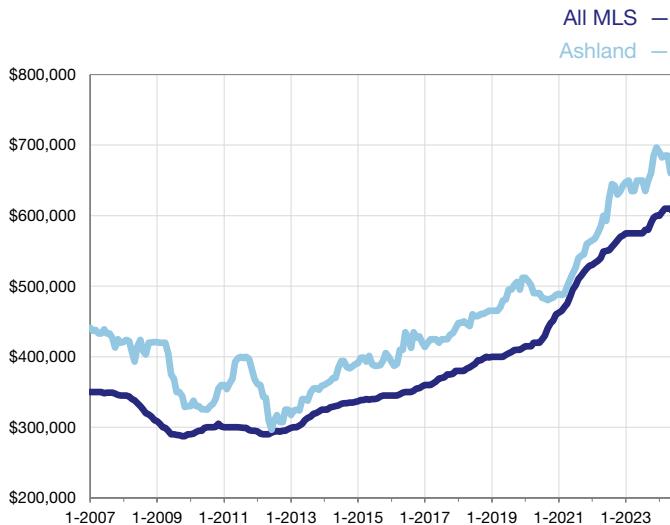
### Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	7	+ 600.0%	51	69	+ 35.3%
Closed Sales	7	14	+ 100.0%	56	68	+ 21.4%
Median Sales Price*	\$610,000	<b>\$592,500</b>	- 2.9%	\$536,200	<b>\$563,500</b>	+ 5.1%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	14	13	- 7.1%	22	15	- 31.8%
Percent of Original List Price Received*	106.1%	<b>101.9%</b>	- 4.0%	101.9%	<b>104.2%</b>	+ 2.3%
New Listings	7	10	+ 42.9%	56	72	+ 28.6%

\* 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

