

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashburnham

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	6	- 33.3%	64	60	- 6.3%
Closed Sales	8	6	- 25.0%	58	65	+ 12.1%
Median Sales Price*	\$490,000	\$475,500	- 3.0%	\$445,000	\$474,900	+ 6.7%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	3.8	2.1	- 44.7%	--	--	--
Cumulative Days on Market Until Sale	36	71	+ 97.2%	43	53	+ 23.3%
Percent of Original List Price Received*	103.0%	90.2%	- 12.4%	98.9%	97.1%	- 1.8%
New Listings	10	8	- 20.0%	82	62	- 24.4%

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

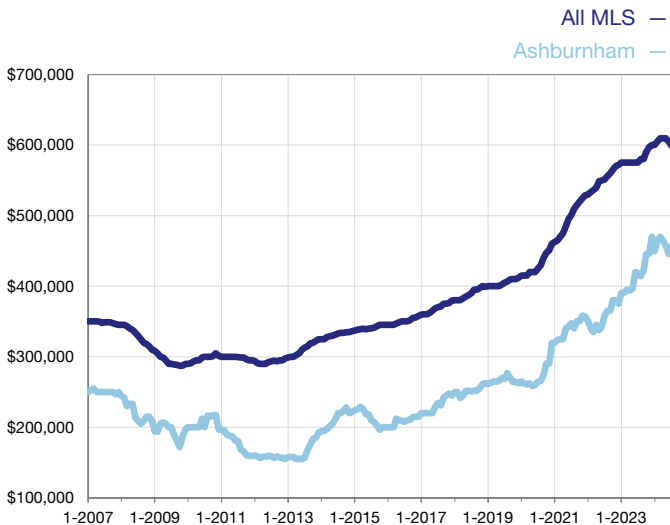
Condominium Properties

Key Metrics	September			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

