

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashby

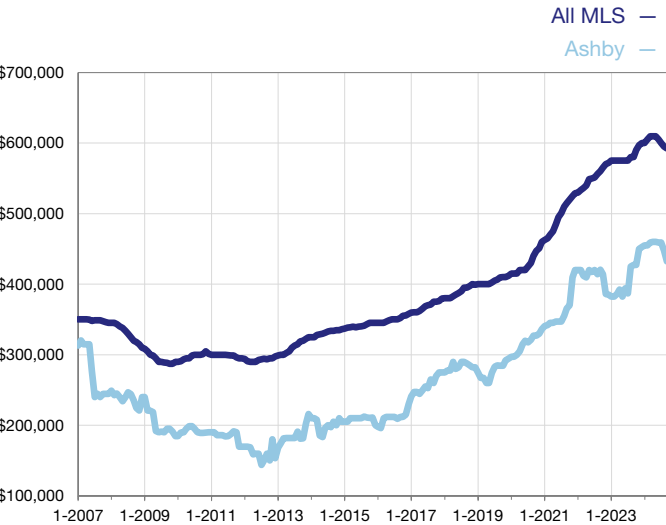
Single-Family Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	2	0.0%	31	23	- 25.8%
Closed Sales				4	1	- 75.0%	29	23	- 20.7%
Median Sales Price*				\$477,500	\$435,000	- 8.9%	\$455,000	\$447,500	- 1.6%
Inventory of Homes for Sale				7	3	- 57.1%	--	--	--
Months Supply of Inventory				1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale				21	42	+ 100.0%	27	35	+ 29.6%
Percent of Original List Price Received*				100.1%	96.9%	- 3.2%	101.8%	101.3%	- 0.5%
New Listings				1	3	+ 200.0%	35	23	- 34.3%

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

Condominium Properties				September			Year to Date		
Key Metrics				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

