

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashburnham

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	11	- 8.3%	76	70	- 7.9%
Closed Sales	15	6	- 60.0%	73	71	- 2.7%
Median Sales Price*	\$534,000	\$368,450	- 31.0%	\$470,000	\$455,000	- 3.2%
Inventory of Homes for Sale	25	9	- 64.0%	--	--	--
Months Supply of Inventory	3.5	1.3	- 62.9%	--	--	--
Cumulative Days on Market Until Sale	38	41	+ 7.9%	42	52	+ 23.8%
Percent of Original List Price Received*	94.0%	96.2%	+ 2.3%	97.9%	97.0%	- 0.9%
New Listings	15	7	- 53.3%	97	69	- 28.9%

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

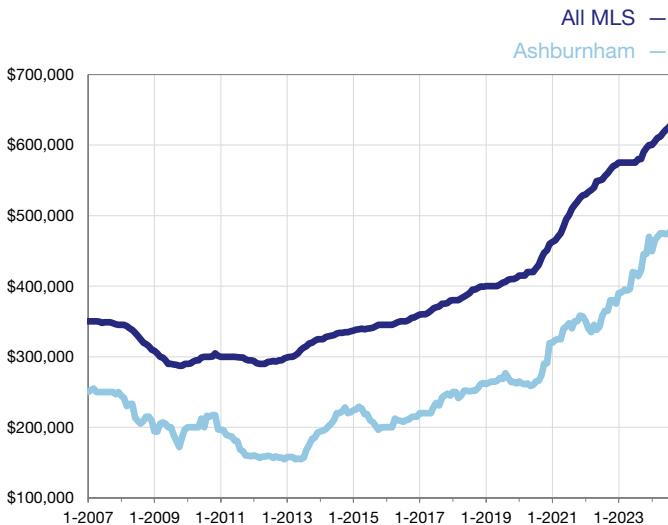
Condominium Properties

Key Metrics	October			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

