

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ashland

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	17	+ 13.3%	96	102	+ 6.3%
Closed Sales	9	8	- 11.1%	84	87	+ 3.6%
Median Sales Price*	\$639,000	\$717,500	+ 12.3%	\$690,000	\$665,000	- 3.6%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	13	15	+ 15.4%	18	22	+ 22.2%
Percent of Original List Price Received*	103.4%	103.5%	+ 0.1%	106.3%	102.8%	- 3.3%
New Listings	8	9	+ 12.5%	105	111	+ 5.7%

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

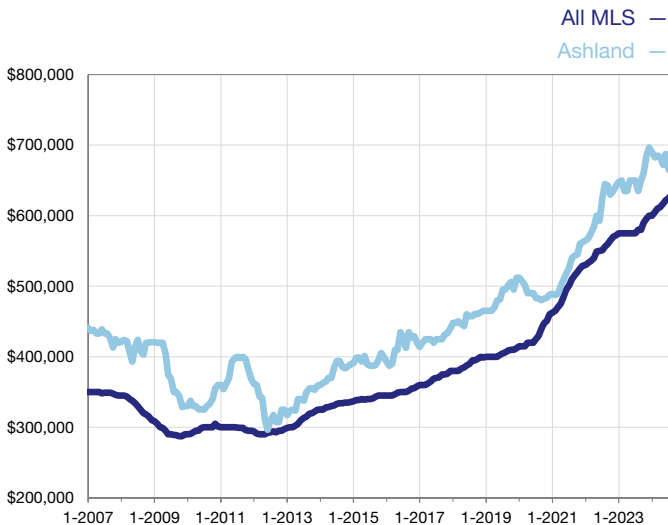
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	13	+ 160.0%	61	86	+ 41.0%
Closed Sales	7	8	+ 14.3%	63	84	+ 33.3%
Median Sales Price*	\$530,000	\$473,750	- 10.6%	\$532,500	\$556,000	+ 4.4%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	17	16	- 5.9%	21	15	- 28.6%
Percent of Original List Price Received*	103.2%	99.4%	- 3.7%	102.0%	103.7%	+ 1.7%
New Listings	10	15	+ 50.0%	68	93	+ 36.8%

\* 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

