

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

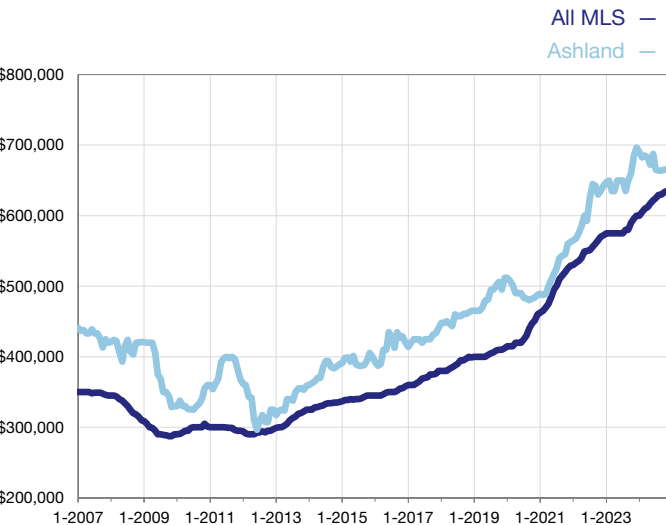
Single-Family Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				4	7	+ 75.0%	100	108	+ 8.0%
Closed Sales				14	16	+ 14.3%	98	103	+ 5.1%
Median Sales Price*				\$737,500	\$702,500	- 4.7%	\$696,500	\$665,875	- 4.4%
Inventory of Homes for Sale				11	3	- 72.7%	--	--	--
Months Supply of Inventory				1.3	0.3	- 76.9%	--	--	--
Cumulative Days on Market Until Sale				16	16	0.0%	17	21	+ 23.5%
Percent of Original List Price Received*				102.9%	103.7%	+ 0.8%	105.8%	103.0%	- 2.6%
New Listings				7	4	- 42.9%	112	115	+ 2.7%

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

Condominium Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				7	7	0.0%	68	93	+ 36.8%
Closed Sales				6	6	0.0%	69	90	+ 30.4%
Median Sales Price*				\$450,000	\$461,450	+ 2.5%	\$525,000	\$553,750	+ 5.5%
Inventory of Homes for Sale				7	2	- 71.4%	--	--	--
Months Supply of Inventory				1.1	0.2	- 81.8%	--	--	--
Cumulative Days on Market Until Sale				16	22	+ 37.5%	21	15	- 28.6%
Percent of Original List Price Received*				101.7%	100.1%	- 1.6%	102.0%	103.4%	+ 1.4%
New Listings				6	3	- 50.0%	74	95	+ 28.4%

* 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

