

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashby

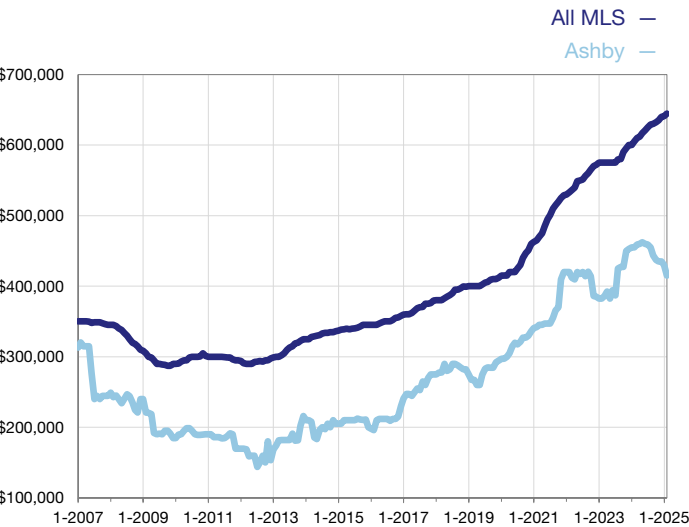
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				3	3	0.0%	5	3	- 40.0%
Closed Sales				2	1	- 50.0%	6	2	- 66.7%
Median Sales Price*				\$577,500	\$355,000	- 38.5%	\$442,000	\$362,500	- 18.0%
Inventory of Homes for Sale				4	6	+ 50.0%	--	--	--
Months Supply of Inventory				1.1	2.5	+ 127.3%	--	--	--
Cumulative Days on Market Until Sale				20	56	+ 180.0%	34	29	- 14.7%
Percent of Original List Price Received*				104.2%	98.9%	- 5.1%	100.9%	100.1%	- 0.8%
New Listings				0	2	--	1	5	+ 400.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
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

