

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

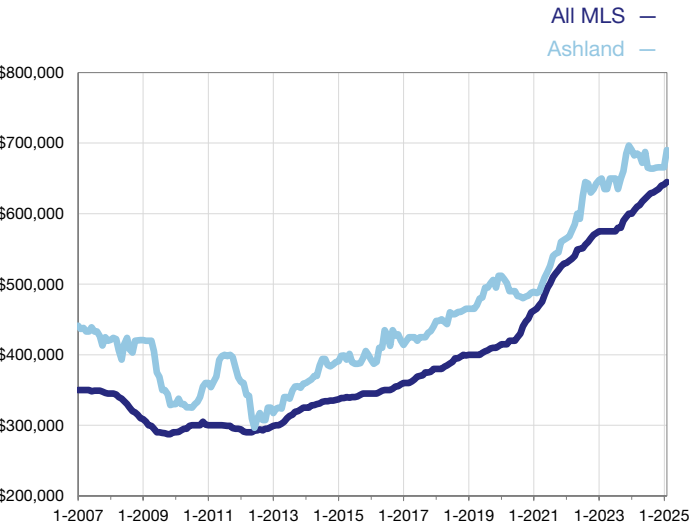
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	6	- 33.3%	13	12	- 7.7%
Closed Sales	6	6	0.0%	11	9	- 18.2%
Median Sales Price*	\$550,000	\$748,500	+ 36.1%	\$585,000	\$735,000	+ 25.6%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	23	15	- 34.8%	45	20	- 55.6%
Percent of Original List Price Received*	101.0%	101.7%	+ 0.7%	96.5%	101.2%	+ 4.9%
New Listings	9	6	- 33.3%	18	13	- 27.8%

* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	11	9	- 18.2%
Closed Sales	3	6	+ 100.0%	9	13	+ 44.4%
Median Sales Price*	\$505,000	\$652,000	+ 29.1%	\$505,000	\$649,000	+ 28.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.5	0.1	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	21	10	- 52.4%	15	19	+ 26.7%
Percent of Original List Price Received*	102.6%	104.9%	+ 2.2%	104.0%	102.6%	- 1.3%
New Listings	7	2	- 71.4%	11	10	- 9.1%

* 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

