

# Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ashburnham

### Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	8	- 11.1%	36	31	- 13.9%
Closed Sales	8	5	- 37.5%	34	27	- 20.6%
Median Sales Price*	\$480,950	<b>\$465,000</b>	- 3.3%	\$456,944	<b>\$410,000</b>	- 10.3%
Inventory of Homes for Sale	14	22	+ 57.1%	--	--	--
Months Supply of Inventory	1.7	3.6	+ 111.8%	--	--	--
Cumulative Days on Market Until Sale	26	36	+ 38.5%	52	46	- 11.5%
Percent of Original List Price Received*	101.4%	<b>102.4%</b>	+ 1.0%	96.2%	<b>96.3%</b>	+ 0.1%
New Listings	12	14	+ 16.7%	34	47	+ 38.2%

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

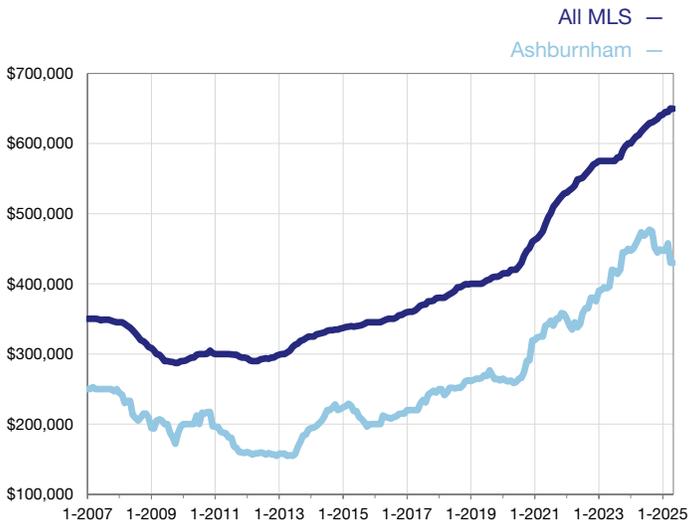
### Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$332,500	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	21	0	- 100.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	107.3%	<b>0.0%</b>	- 100.0%
New Listings	0	0	--	1	0	- 100.0%

\* 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

