

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	11	11	0.0%	65	67	+ 3.1%
Closed Sales	7	12	+ 71.4%	56	58	+ 3.6%
Median Sales Price*	\$765,000	\$723,000	- 5.5%	\$664,000	\$761,000	+ 14.6%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	16	20	+ 25.0%	22	16	- 27.3%
Percent of Original List Price Received*	102.1%	101.3%	- 0.8%	103.4%	103.6%	+ 0.2%
New Listings	10	9	- 10.0%	75	76	+ 1.3%

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

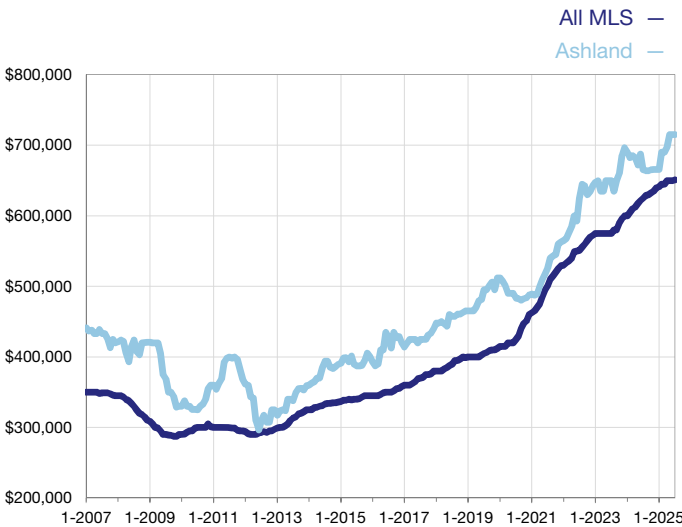
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	13	6	- 53.8%	62	44	- 29.0%
Closed Sales	13	9	- 30.8%	54	45	- 16.7%
Median Sales Price*	\$518,000	\$555,000	+ 7.1%	\$553,750	\$560,000	+ 1.1%
Inventory of Homes for Sale	1	12	+ 1,100.0%	--	--	--
Months Supply of Inventory	0.1	1.8	+ 1,700.0%	--	--	--
Cumulative Days on Market Until Sale	14	19	+ 35.7%	15	18	+ 20.0%
Percent of Original List Price Received*	104.1%	100.7%	- 3.3%	104.9%	102.7%	- 2.1%
New Listings	8	9	+ 12.5%	62	57	- 8.1%

* 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

