

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashburnham

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	9	+ 80.0%	78	95	+ 21.8%
Closed Sales	6	10	+ 66.7%	85	92	+ 8.2%
Median Sales Price*	\$506,500	\$442,500	- 12.6%	\$448,888	\$430,000	- 4.2%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	49	48	- 2.0%	50	41	- 18.0%
Percent of Original List Price Received*	99.9%	96.4%	- 3.5%	97.5%	97.9%	+ 0.4%
New Listings	5	3	- 40.0%	83	117	+ 41.0%

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

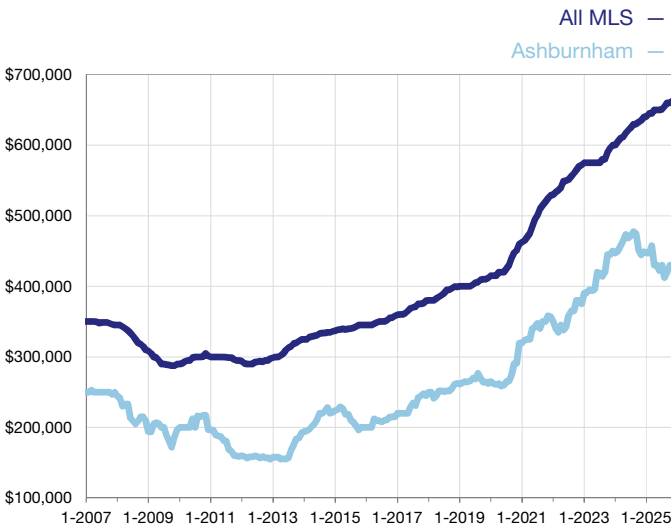
Condominium Properties

Key Metrics	December			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	\$0	--	\$332,500	\$0	- 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%	0.0%	--	107.3%	0.0%	- 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

