

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashby

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	2	+ 100.0%	25	40	+ 60.0%
Closed Sales	2	4	+ 100.0%	29	39	+ 34.5%
Median Sales Price*	\$545,000	\$552,500	+ 1.4%	\$435,000	\$510,000	+ 17.2%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	3.1	1.8	- 41.9%	--	--	--
Cumulative Days on Market Until Sale	24	101	+ 320.8%	38	43	+ 13.2%
Percent of Original List Price Received*	100.0%	96.8%	- 3.2%	100.6%	99.6%	- 1.0%
New Listings	4	2	- 50.0%	31	51	+ 64.5%

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

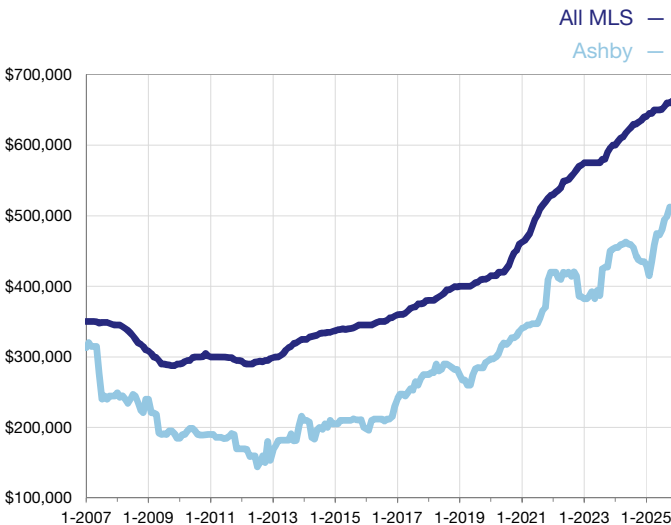
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	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

