

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	4	0.0%	111	106	- 4.5%
Closed Sales	8	6	- 25.0%	111	104	- 6.3%
Median Sales Price*	\$641,000	\$770,500	+ 20.2%	\$665,875	\$761,000	+ 14.3%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.2	0.8	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	31	18	- 41.9%	22	21	- 4.5%
Percent of Original List Price Received*	97.7%	98.1%	+ 0.4%	102.6%	101.6%	- 1.0%
New Listings	1	2	+ 100.0%	116	119	+ 2.6%

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

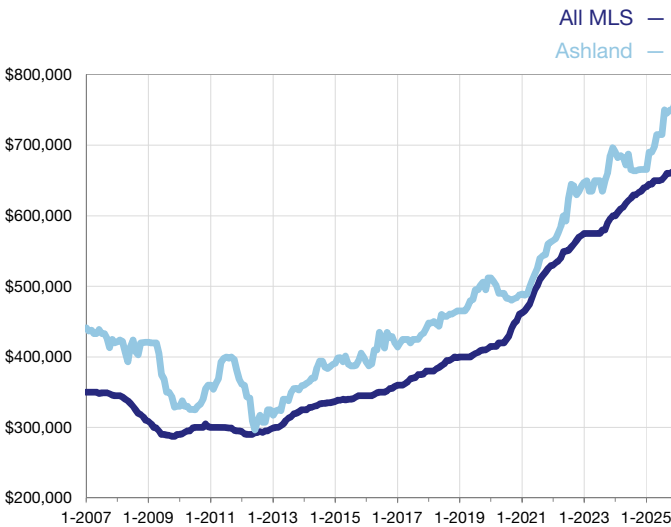
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	5	0.0%	97	65	- 33.0%
Closed Sales	7	3	- 57.1%	97	65	- 33.0%
Median Sales Price*	\$600,000	\$571,900	- 4.7%	\$555,000	\$559,000	+ 0.7%
Inventory of Homes for Sale	0	7	--	--	--	--
Months Supply of Inventory	0.0	1.3	--	--	--	--
Cumulative Days on Market Until Sale	30	57	+ 90.0%	16	26	+ 62.5%
Percent of Original List Price Received*	98.3%	93.8%	- 4.6%	103.0%	101.3%	- 1.7%
New Listings	2	2	0.0%	97	83	- 14.4%

* 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

