

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ashby

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	4	+ 100.0%	2	5	+ 150.0%
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Median Sales Price*	\$355,000	<b>\$133,000</b>	- 62.5%	\$362,500	<b>\$410,000</b>	+ 13.1%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	3.5	2.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	56	28	- 50.0%	29	27	- 6.9%
Percent of Original List Price Received*	98.9%	83.1%	- 16.0%	100.1%	95.3%	- 4.8%
New Listings	2	5	+ 150.0%	5	10	+ 100.0%

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

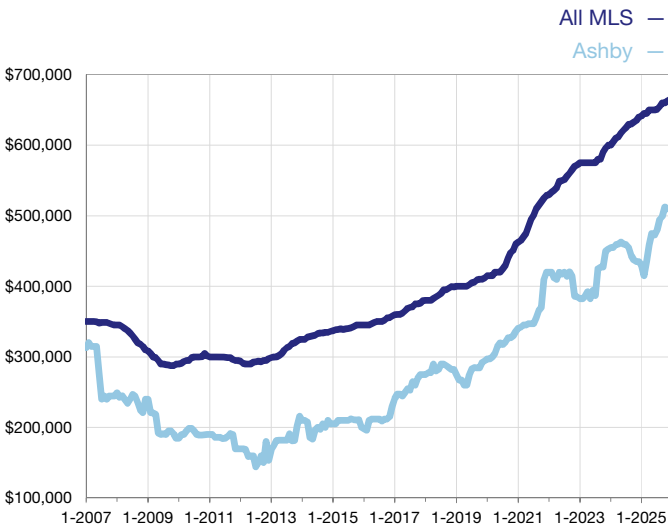
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
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

