

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashburnham

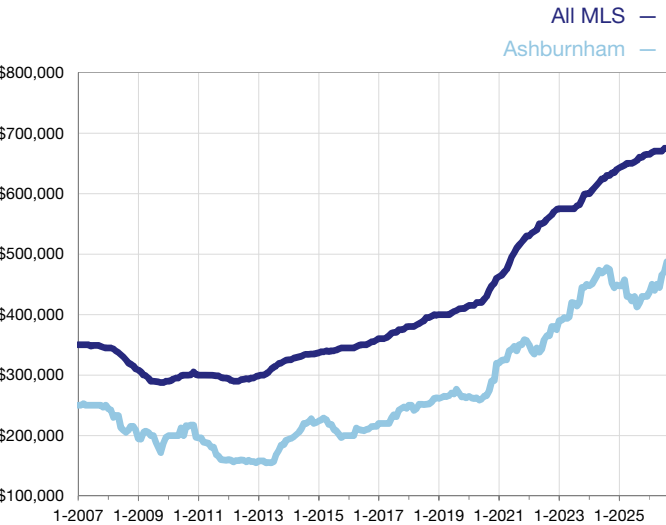
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	15	5	- 66.7%	64	59	- 7.8%
Closed Sales	14	8	- 42.9%	60	64	+ 6.7%
Median Sales Price*	\$412,500	\$640,000	+ 55.2%	\$412,500	\$515,000	+ 24.8%
Inventory of Homes for Sale	21	25	+ 19.0%	--	--	--
Months Supply of Inventory	2.9	3.3	+ 13.8%	--	--	--
Cumulative Days on Market Until Sale	46	39	- 15.2%	41	54	+ 31.7%
Percent of Original List Price Received*	101.9%	99.9%	- 2.0%	97.7%	97.2%	- 0.5%
New Listings	9	11	+ 22.2%	80	75	- 6.3%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
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

