

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

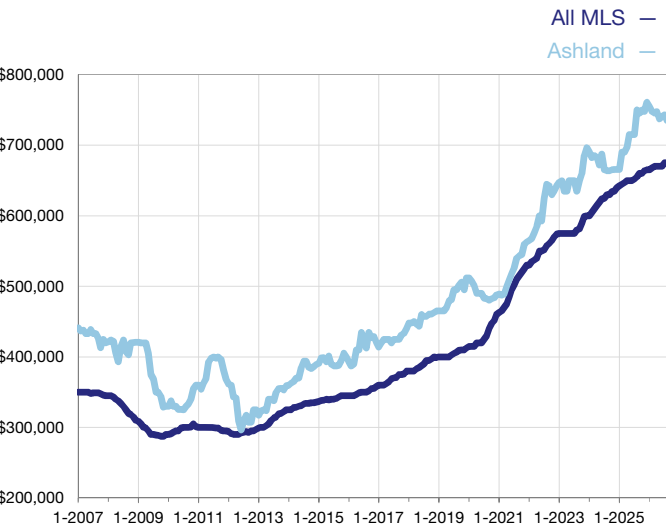
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	12	+ 100.0%	73	80	+ 9.6%
Closed Sales	10	4	- 60.0%	68	72	+ 5.9%
Median Sales Price*	\$832,500	\$941,500	+ 13.1%	\$772,500	\$732,500	- 5.2%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	35	24	- 31.4%	19	21	+ 10.5%
Percent of Original List Price Received*	99.8%	97.1%	- 2.7%	103.0%	102.1%	- 0.9%
New Listings	5	8	+ 60.0%	81	94	+ 16.0%

* 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	5	10	+ 100.0%	48	58	+ 20.8%
Closed Sales	6	4	- 33.3%	51	50	- 2.0%
Median Sales Price*	\$491,250	\$532,500	+ 8.4%	\$556,000	\$528,750	- 4.9%
Inventory of Homes for Sale	12	23	+ 91.7%	--	--	--
Months Supply of Inventory	1.9	3.7	+ 94.7%	--	--	--
Cumulative Days on Market Until Sale	28	53	+ 89.3%	19	50	+ 163.2%
Percent of Original List Price Received*	101.7%	92.1%	- 9.4%	102.6%	98.1%	- 4.4%
New Listings	5	12	+ 140.0%	61	82	+ 34.4%

* 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

