Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Ashburnham

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	12	**5**	- 58.3%	83	**74**	- 10.8%
Closed Sales	8	**4**	- 50.0%	77	**74**	- 3.9%
Median Sales Price*	$457,450	**$373,075**	- 18.4%	$430,000	**$515,000**	+ 19.8%
Inventory of Homes for Sale	28	**22**	- 21.4%	--	--	--
Months Supply of Inventory	3.6	**3.1**	- 13.9%	--	--	--
Cumulative Days on Market Until Sale	25	**33**	+ 32.0%	40	**55**	+ 37.5%
Percent of Original List Price Received*	98.9%	**97.4%**	- 1.5%	98.0%	**97.6%**	- 0.4%
New Listings	16	**11**	- 31.3%	112	**96**	- 14.3%

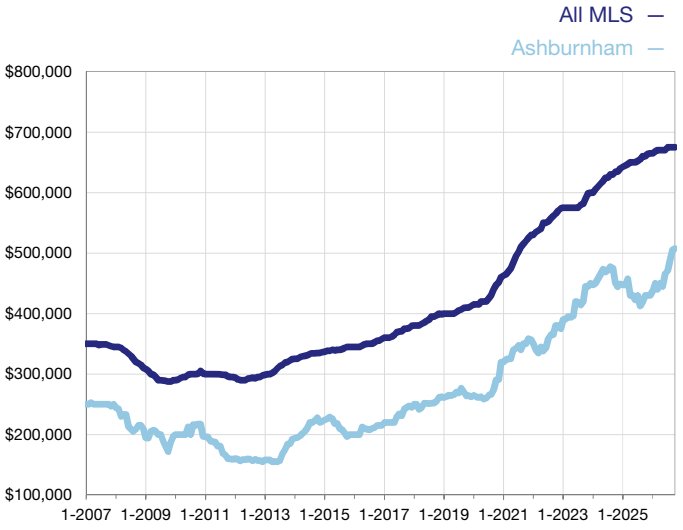
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

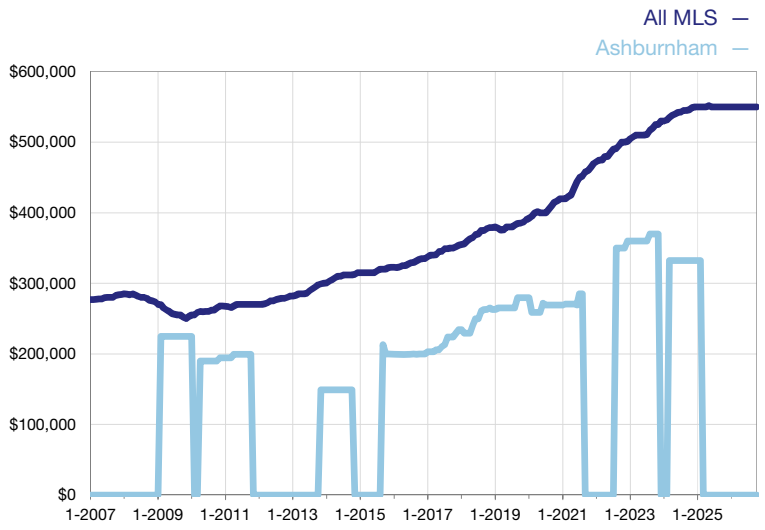
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
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



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