

Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northbridge

Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	15	18	+ 20.0%	126	107	- 15.1%
Closed Sales	21	19	- 9.5%	122	95	- 22.1%
Median Sales Price*	\$319,900	\$325,000	+ 1.6%	\$347,450	\$321,000	- 7.6%
Inventory of Homes for Sale	34	38	+ 11.8%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--
Cumulative Days on Market Until Sale	35	37	+ 5.7%	64	61	- 4.7%
Percent of Original List Price Received*	98.1%	98.8%	+ 0.7%	99.3%	98.2%	- 1.1%
New Listings	16	22	+ 37.5%	158	149	- 5.7%

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

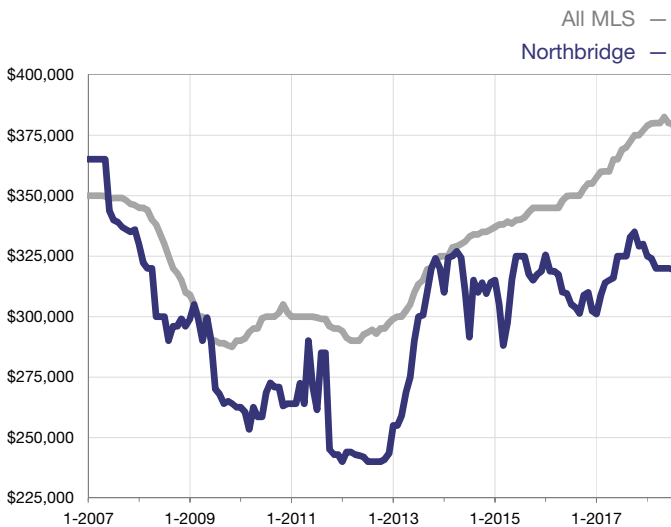
Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	6	8	+ 33.3%	40	43	+ 7.5%
Closed Sales	9	6	- 33.3%	39	37	- 5.1%
Median Sales Price*	\$195,000	\$177,750	- 8.8%	\$190,000	\$185,000	- 2.6%
Inventory of Homes for Sale	19	4	- 78.9%	--	--	--
Months Supply of Inventory	3.3	0.7	- 78.8%	--	--	--
Cumulative Days on Market Until Sale	57	49	- 14.0%	83	52	- 37.3%
Percent of Original List Price Received*	99.2%	97.9%	- 1.3%	96.6%	97.1%	+ 0.5%
New Listings	6	8	+ 33.3%	56	47	- 16.1%

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

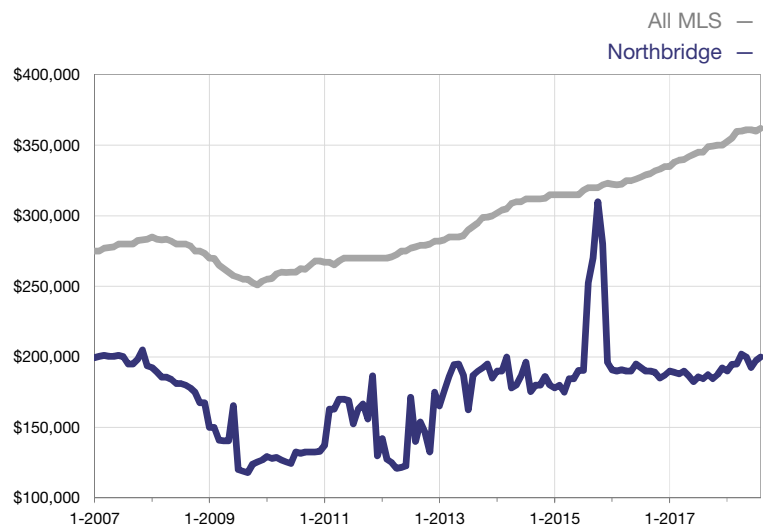
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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