Local Market Update – June 2019

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

Northborough

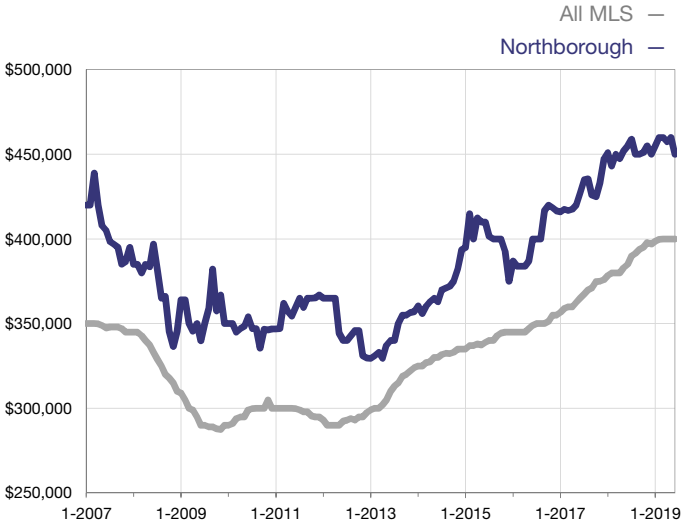
Single-Family Properties	June			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	14	**17**	+ 21.4%	91	**90**	- 1.1%
Closed Sales	29	**18**	- 37.9%	80	**77**	- 3.8%
Median Sales Price*	$490,000	**$493,455**	+ 0.7%	$460,000	**$470,000**	+ 2.2%
Inventory of Homes for Sale	54	**52**	- 3.7%	--	--	--
Months Supply of Inventory	3.9	**3.6**	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	30	**57**	+ 90.0%	67	**82**	+ 22.4%
Percent of Original List Price Received*	98.1%	**98.7%**	+ 0.6%	97.0%	**96.6%**	- 0.4%
New Listings	30	**23**	- 23.3%	126	**136**	+ 7.9%

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

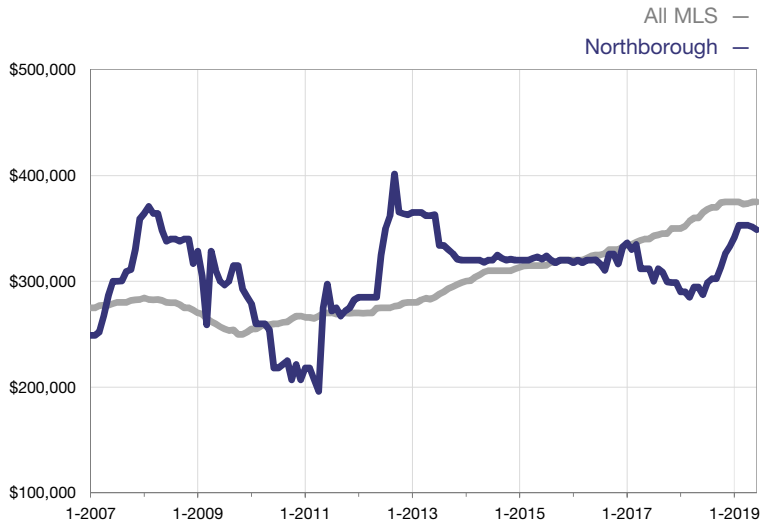
Condominium Properties	June			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	5	**6**	+ 20.0%	21	**17**	- 19.0%
Closed Sales	3	**1**	- 66.7%	11	**10**	- 9.1%
Median Sales Price*	$475,000	**$347,500**	- 26.8%	$250,000	**$339,250**	+ 35.7%
Inventory of Homes for Sale	4	**8**	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	**2.4**	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	30	**29**	- 3.3%	37	**48**	+ 29.7%
Percent of Original List Price Received*	96.2%	**103.7%**	+ 7.8%	96.7%	**98.8%**	+ 2.2%
New Listings	9	**6**	- 33.3%	23	**28**	+ 21.7%

* 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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