Local Market Update – March 2021

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

Northbridge

Single-Family Properties

	March			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	18	**12**	- 33.3%	36	**29**	- 19.4%
Closed Sales	11	**7**	- 36.4%	37	**19**	- 48.6%
Median Sales Price*	$399,300	**$321,000**	- 19.6%	$370,000	**$385,000**	+ 4.1%
Inventory of Homes for Sale	31	**6**	- 80.6%	--	--	--
Months Supply of Inventory	2.1	**0.4**	- 81.0%	--	--	--
Cumulative Days on Market Until Sale	62	**16**	- 74.2%	71	**47**	- 33.8%
Percent of Original List Price Received*	100.1%	**102.9%**	+ 2.8%	97.7%	**101.4%**	+ 3.8%
New Listings	24	**12**	- 50.0%	53	**27**	- 49.1%

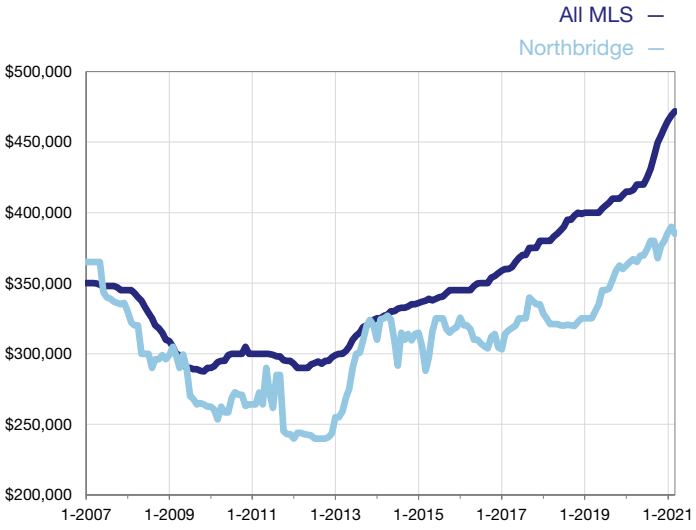
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

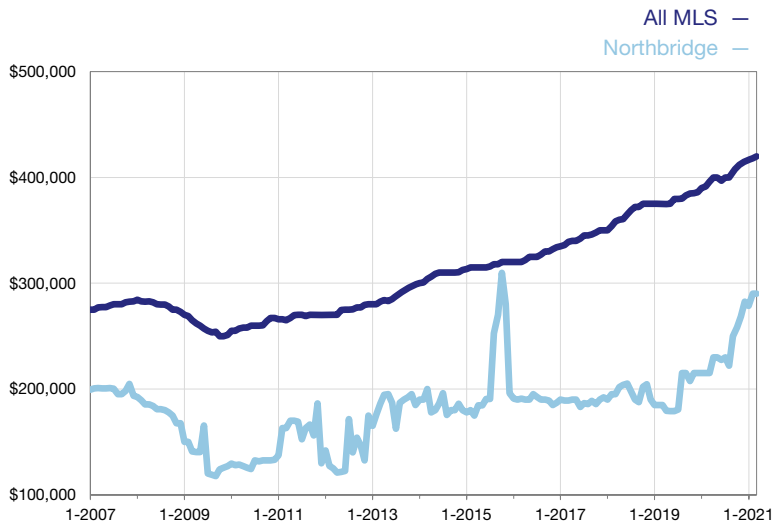
	March			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	3	**3**	0.0%	7	**8**	+ 14.3%
Closed Sales	1	**1**	0.0%	6	**9**	+ 50.0%
Median Sales Price*	$440,000	**$480,000**	+ 9.1%	$233,000	**$282,000**	+ 21.0%
Inventory of Homes for Sale	3	**2**	- 33.3%	--	--	--
Months Supply of Inventory	0.7	**0.6**	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	114	**4**	- 96.5%	51	**29**	- 43.1%
Percent of Original List Price Received*	98.9%	**101.1%**	+ 2.2%	101.3%	**101.2%**	- 0.1%
New Listings	3	**4**	+ 33.3%	7	**10**	+ 42.9%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

REALTOR®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime.