

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northborough

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	8	+ 100.0%	160	142	- 11.3%
Closed Sales	10	9	- 10.0%	168	142	- 15.5%
Median Sales Price*	\$581,500	\$555,000	- 4.6%	\$573,500	\$625,000	+ 9.0%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	41	44	+ 7.3%	34	32	- 5.9%
Percent of Original List Price Received*	100.6%	97.6%	- 3.0%	102.2%	102.4%	+ 0.2%
New Listings	3	4	+ 33.3%	178	154	- 13.5%

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

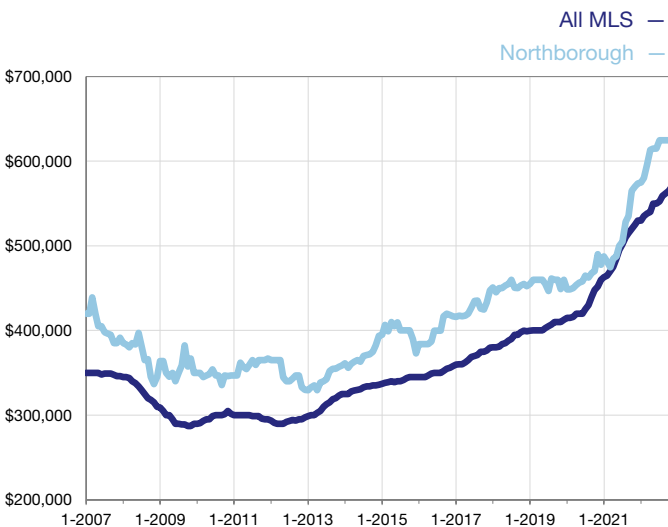
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	3	0.0%	56	51	- 8.9%
Closed Sales	3	3	0.0%	52	52	0.0%
Median Sales Price*	\$333,000	\$695,000	+ 108.7%	\$383,500	\$490,500	+ 27.9%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	19	11	- 42.1%	21	26	+ 23.8%
Percent of Original List Price Received*	103.6%	102.9%	- 0.7%	102.0%	102.0%	0.0%
New Listings	2	2	0.0%	65	58	- 10.8%

\* 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

