

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northborough

Single-Family Properties

| Key Metrics | January | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 7 | 8 | + 14.3% | 7 | 8 | + 14.3% |
| Closed Sales | 4 | 7 | + 75.0% | 4 | 7 | + 75.0% |
| Median Sales Price* | \$490,000 | \$460,000 | - 6.1% | \$490,000 | \$460,000 | - 6.1% |
| Inventory of Homes for Sale | 12 | 4 | - 66.7% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 0.3 | - 66.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 46 | 33 | - 28.3% | 46 | 33 | - 28.3% |
| Percent of Original List Price Received* | 95.2% | 99.1% | + 4.1% | 95.2% | 99.1% | + 4.1% |
| New Listings | 7 | 7 | 0.0% | 7 | 7 | 0.0% |

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

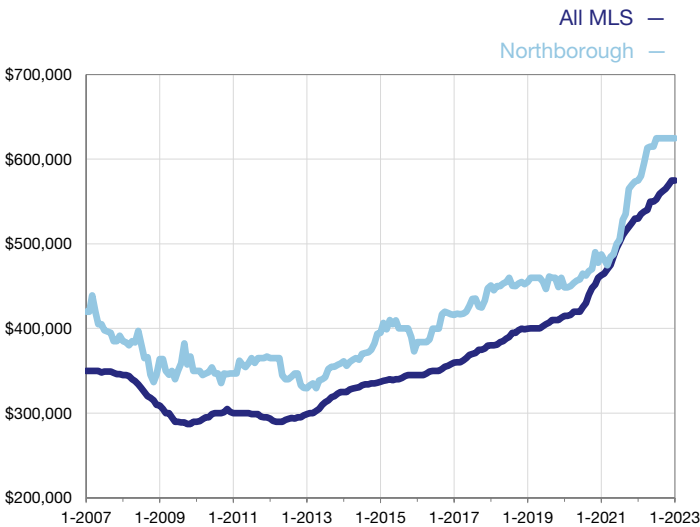
Condominium Properties

| Key Metrics | January | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 1 | 3 | + 200.0% | 1 | 3 | + 200.0% |
| Closed Sales | 5 | 3 | - 40.0% | 5 | 3 | - 40.0% |
| Median Sales Price* | \$612,000 | \$305,000 | - 50.2% | \$612,000 | \$305,000 | - 50.2% |
| Inventory of Homes for Sale | 2 | 1 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 0.4 | 0.2 | - 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 22 | 46 | + 109.1% | 22 | 46 | + 109.1% |
| Percent of Original List Price Received* | 101.4% | 94.5% | - 6.8% | 101.4% | 94.5% | - 6.8% |
| New Listings | 1 | 2 | + 100.0% | 1 | 2 | + 100.0% |

* 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

