

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northbridge

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	4	- 42.9%	7	4	- 42.9%
Closed Sales	9	4	- 55.6%	9	4	- 55.6%
Median Sales Price*	\$454,900	\$633,004	+ 39.2%	\$454,900	\$633,004	+ 39.2%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	24	92	+ 283.3%	24	92	+ 283.3%
Percent of Original List Price Received*	102.4%	94.1%	- 8.1%	102.4%	94.1%	- 8.1%
New Listings	5	8	+ 60.0%	5	8	+ 60.0%

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

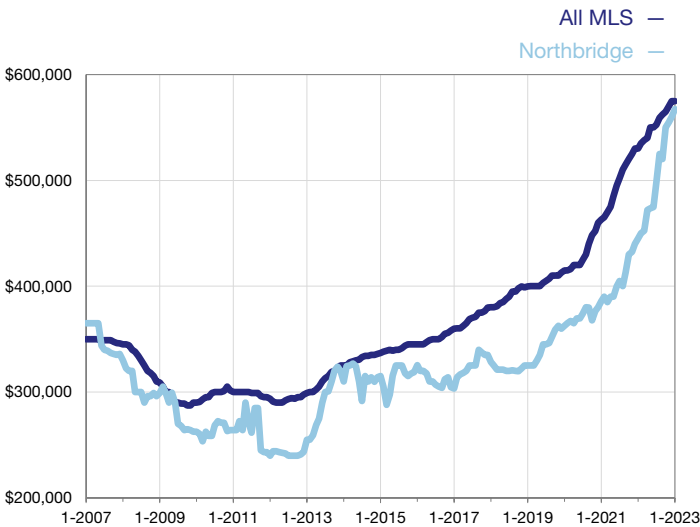
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	4	3	- 25.0%
Closed Sales	7	5	- 28.6%	7	5	- 28.6%
Median Sales Price*	\$300,000	\$267,500	- 10.8%	\$300,000	\$267,500	- 10.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	51	37	- 27.5%	51	37	- 27.5%
Percent of Original List Price Received*	100.3%	97.5%	- 2.8%	100.3%	97.5%	- 2.8%
New Listings	7	3	- 57.1%	7	3	- 57.1%

* 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

