

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northbridge

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	9	+ 28.6%	14	13	- 7.1%
Closed Sales	13	2	- 84.6%	22	6	- 72.7%
Median Sales Price*	\$565,000	<b>\$492,500</b>	- 12.8%	\$463,400	<b>\$545,000</b>	+ 17.6%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	0.8	<b>0.5</b>	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	66	<b>14</b>	- 78.8%	49	<b>66</b>	+ 34.7%
Percent of Original List Price Received*	102.3%	<b>99.3%</b>	- 2.9%	102.3%	<b>95.8%</b>	- 6.4%
New Listings	9	5	- 44.4%	14	13	- 7.1%

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

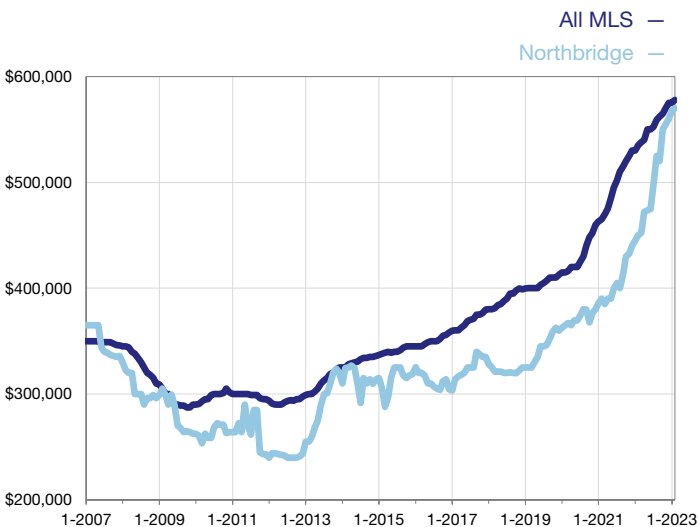
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	7	7	0.0%
Closed Sales	5	4	- 20.0%	12	9	- 25.0%
Median Sales Price*	\$425,000	<b>\$530,065</b>	+ 24.7%	\$416,500	<b>\$280,000</b>	- 32.8%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.4	<b>0.5</b>	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	32	<b>54</b>	+ 68.8%	43	<b>45</b>	+ 4.7%
Percent of Original List Price Received*	101.4%	<b>101.1%</b>	- 0.3%	100.7%	<b>99.1%</b>	- 1.6%
New Listings	0	2	--	7	5	- 28.6%

\* 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

