Local Market Update – June 2018

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

Northbridge

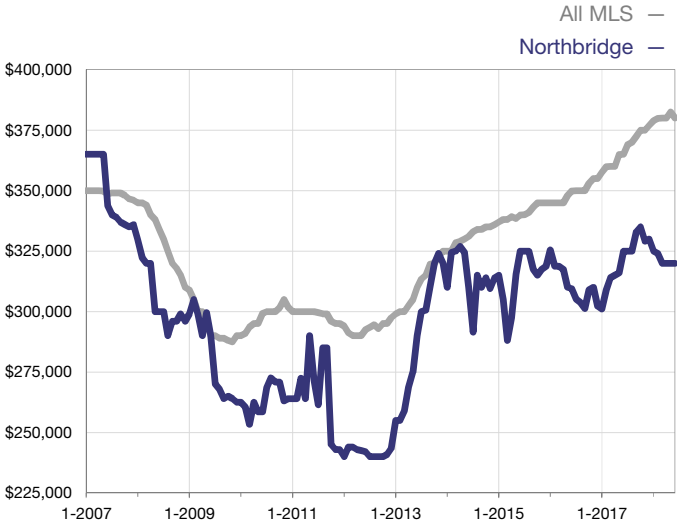
Single-Family Properties	June			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	28	**17**	- 39.3%	98	**75**	- 23.5%
Closed Sales	31	**13**	- 58.1%	75	**58**	- 22.7%
Median Sales Price*	$355,000	**$391,000**	+ 10.1%	$359,900	**$321,000**	- 10.8%
Inventory of Homes for Sale	28	**37**	+ 32.1%	--	--	--
Months Supply of Inventory	1.8	**2.7**	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	44	**71**	+ 61.4%	73	**59**	- 19.2%
Percent of Original List Price Received*	99.6%	**100.7%**	+ 1.1%	99.1%	**98.5%**	- 0.6%
New Listings	23	**33**	+ 43.5%	121	**107**	- 11.6%

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

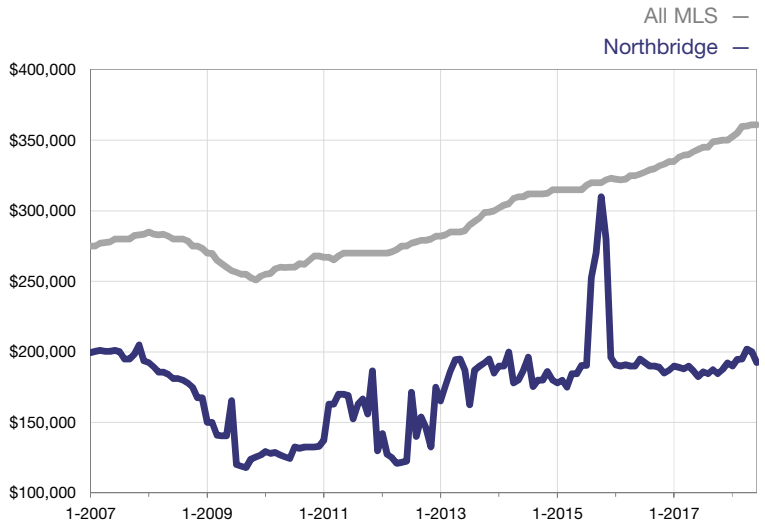
Condominium Properties	June			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	7	**6**	- 14.3%	31	**32**	+ 3.2%
Closed Sales	9	**5**	- 44.4%	26	**24**	- 7.7%
Median Sales Price*	$207,500	**$367,000**	+ 76.9%	$192,125	**$208,500**	+ 8.5%
Inventory of Homes for Sale	17	**5**	- 70.6%	--	--	--
Months Supply of Inventory	3.3	**0.9**	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	61	**78**	+ 27.9%	94	**57**	- 39.4%
Percent of Original List Price Received*	98.4%	**98.0%**	- 0.4%	95.8%	**96.5%**	+ 0.7%
New Listings	9	**6**	- 33.3%	40	**36**	- 10.0%

* 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



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