

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northbridge

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	16	25	+ 56.3%	87	106	+ 21.8%
Closed Sales	17	16	- 5.9%	76	87	+ 14.5%
Median Sales Price*	\$319,345	\$299,350	- 6.3%	\$320,500	\$350,000	+ 9.2%
Inventory of Homes for Sale	44	31	- 29.5%	--	--	--
Months Supply of Inventory	3.4	2.4	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	98	37	- 62.2%	67	56	- 16.4%
Percent of Original List Price Received*	96.5%	99.8%	+ 3.4%	98.0%	97.5%	- 0.5%
New Listings	20	22	+ 10.0%	126	140	+ 11.1%

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

Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	6	+ 100.0%	33	34	+ 3.0%
Closed Sales	7	8	+ 14.3%	29	28	- 3.4%
Median Sales Price*	\$149,300	\$196,250	+ 31.4%	\$200,000	\$198,000	- 1.0%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	34	42	+ 23.5%	52	48	- 7.7%
Percent of Original List Price Received*	98.3%	98.1%	- 0.2%	96.0%	97.9%	+ 2.0%
New Listings	3	6	+ 100.0%	38	33	- 13.2%

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

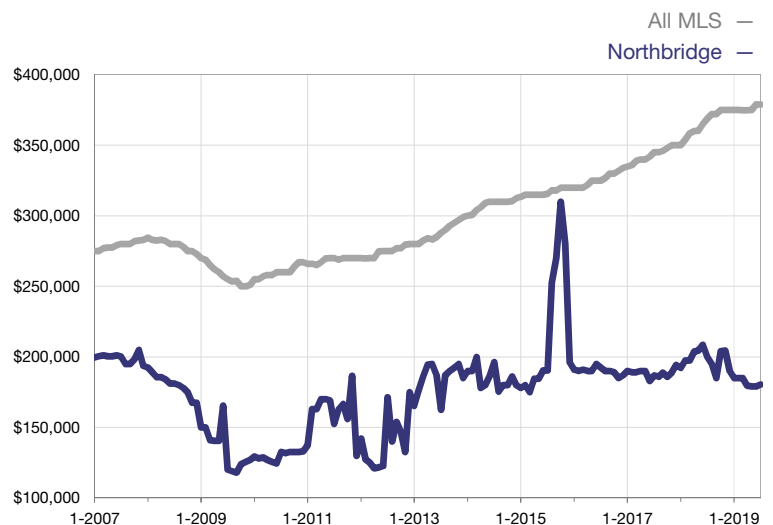
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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