

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northborough

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	14	- 6.7%	42	39	- 7.1%
Closed Sales	9	8	- 11.1%	28	37	+ 32.1%
Median Sales Price*	\$439,900	<b>\$542,500</b>	+ 23.3%	\$439,950	<b>\$460,000</b>	+ 4.6%
Inventory of Homes for Sale	33	13	- 60.6%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	72	72	0.0%	95	51	- 46.3%
Percent of Original List Price Received*	96.5%	<b>104.7%</b>	+ 8.5%	94.8%	<b>101.8%</b>	+ 7.4%
New Listings	11	16	+ 45.5%	59	46	- 22.0%

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

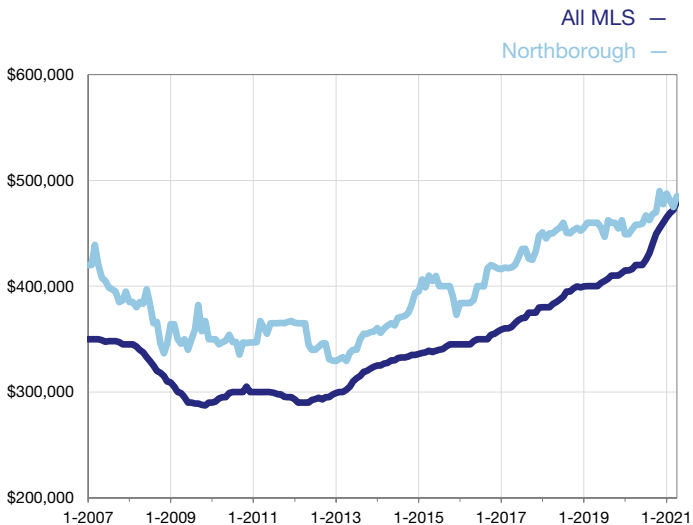
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	5	+ 150.0%	8	16	+ 100.0%
Closed Sales	2	2	0.0%	10	8	- 20.0%
Median Sales Price*	\$472,450	<b>\$512,000</b>	+ 8.4%	\$355,000	<b>\$413,500</b>	+ 16.5%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	148	31	- 79.1%	77	22	- 71.4%
Percent of Original List Price Received*	95.6%	<b>98.2%</b>	+ 2.7%	97.2%	<b>101.3%</b>	+ 4.2%
New Listings	3	8	+ 166.7%	10	23	+ 130.0%

\* 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

