Northbridge

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / −	2020	2021	+ / −
Pending Sales	19	12	- 36.8%	55	41	- 25.5%
Closed Sales	14	5	- 64.3%	51	24	- 52.9%
Median Sales Price*	$353,750	$430,000	+ 21.6%	$362,500	$385,000	+ 6.2%
Inventory of Homes for Sale	24	9	- 62.5%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	31	11	- 64.5%	60	40	- 33.3%
Percent of Original List Price Received*	99.9%	105.0%	+ 5.1%	98.3%	102.1%	+ 3.9%
New Listings	14	14	0.0%	67	41	- 38.8%

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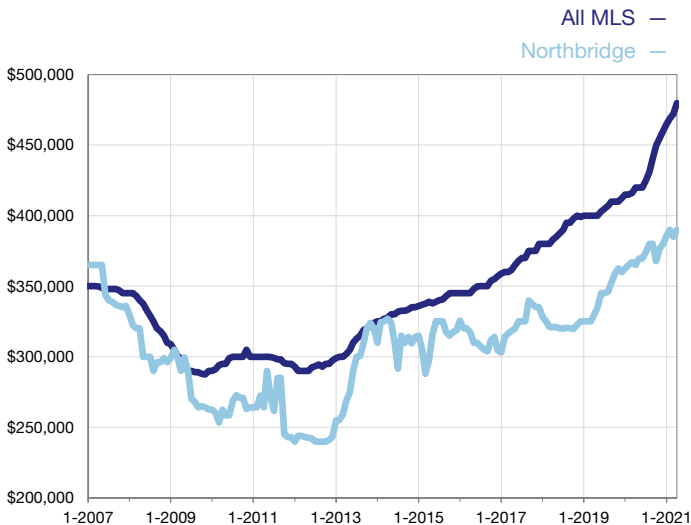
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / −	2020	2021	+ / −
Pending Sales	3	8	+ 166.7%	10	16	+ 60.0%
Closed Sales	2	3	+ 50.0%	8	12	+ 50.0%
Median Sales Price*	$377,450	$285,000	- 24.5%	$251,500	$282,100	+ 12.2%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	64	15	- 76.6%	54	25	- 53.7%
Percent of Original List Price Received*	99.4%	105.2%	+ 5.8%	100.8%	102.2%	+ 1.4%
New Listings	3	7	+ 133.3%	10	17	+ 70.0%

* 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