

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northborough

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	20	+ 5.3%	61	59	- 3.3%
Closed Sales	12	13	+ 8.3%	40	50	+ 25.0%
Median Sales Price*	\$487,250	<b>\$525,000</b>	+ 7.7%	\$446,250	<b>\$471,500</b>	+ 5.7%
Inventory of Homes for Sale	31	10	- 67.7%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	75	46	- 38.7%
Percent of Original List Price Received*	99.3%	<b>104.0%</b>	+ 4.7%	96.1%	<b>102.4%</b>	+ 6.6%
New Listings	19	18	- 5.3%	78	64	- 17.9%

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

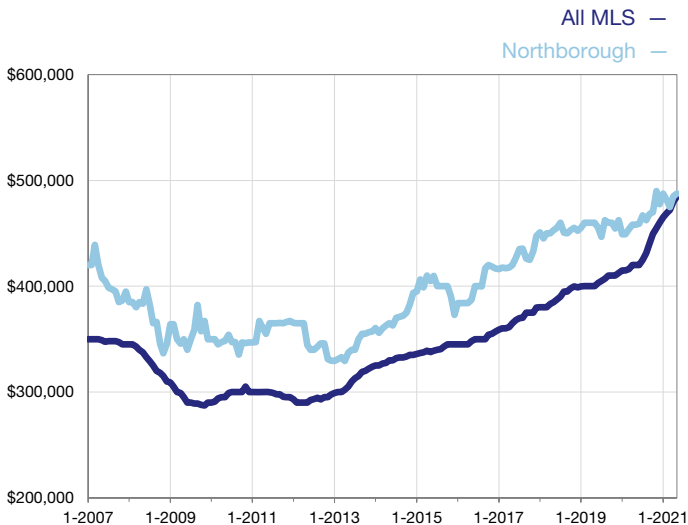
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	10	+ 400.0%	10	26	+ 160.0%
Closed Sales	1	5	+ 400.0%	11	14	+ 27.3%
Median Sales Price*	\$180,000	<b>\$550,000</b>	+ 205.6%	\$345,000	<b>\$462,500</b>	+ 34.1%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	2.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	21	18	- 14.3%	72	19	- 73.6%
Percent of Original List Price Received*	97.8%	<b>106.9%</b>	+ 9.3%	97.2%	<b>103.6%</b>	+ 6.6%
New Listings	5	7	+ 40.0%	15	30	+ 100.0%

\* 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

