

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northborough

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	9	- 18.2%	156	134	- 14.1%
Closed Sales	15	6	- 60.0%	158	133	- 15.8%
Median Sales Price*	\$520,000	\$568,500	+ 9.3%	\$571,000	\$630,000	+ 10.3%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	32	37	+ 15.6%	34	31	- 8.8%
Percent of Original List Price Received*	98.1%	100.3%	+ 2.2%	102.3%	102.7%	+ 0.4%
New Listings	10	10	0.0%	175	150	- 14.3%

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

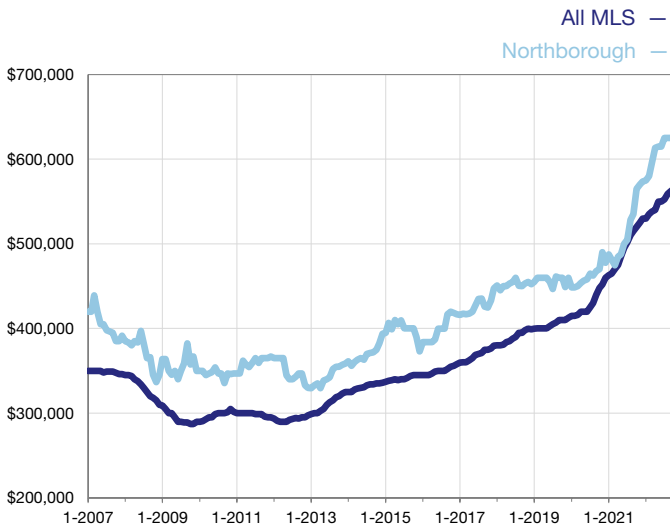
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	4	- 20.0%	53	48	- 9.4%
Closed Sales	8	4	- 50.0%	49	49	0.0%
Median Sales Price*	\$397,500	\$545,500	+ 37.2%	\$390,000	\$480,000	+ 23.1%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	25	44	+ 76.0%	21	26	+ 23.8%
Percent of Original List Price Received*	101.0%	102.2%	+ 1.2%	101.9%	102.0%	+ 0.1%
New Listings	3	2	- 33.3%	63	56	- 11.1%

* 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

