

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northbridge

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	22	+ 266.7%	37	38	+ 2.7%
Closed Sales	17	4	- 76.5%	43	20	- 53.5%
Median Sales Price*	\$610,000	\$717,500	+ 17.6%	\$565,000	\$631,000	+ 11.7%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	18	13	- 27.8%	38	43	+ 13.2%
Percent of Original List Price Received*	106.1%	103.4%	- 2.5%	105.1%	98.8%	- 6.0%
New Listings	11	15	+ 36.4%	46	46	0.0%

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

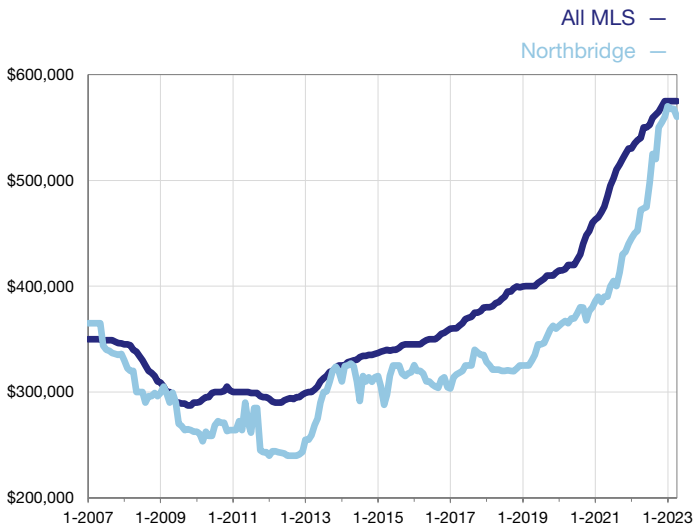
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	17	20	+ 17.6%
Closed Sales	3	3	0.0%	19	17	- 10.5%
Median Sales Price*	\$495,525	\$455,933	- 8.0%	\$425,000	\$505,000	+ 18.8%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	19	25	+ 31.6%	32	36	+ 12.5%
Percent of Original List Price Received*	105.3%	100.8%	- 4.3%	102.1%	100.4%	- 1.7%
New Listings	4	4	0.0%	21	18	- 14.3%

\* 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

