

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northbridge

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	14	- 6.7%	52	48	- 7.7%
Closed Sales	6	17	+ 183.3%	49	38	- 22.4%
Median Sales Price*	\$482,000	\$503,000	+ 4.4%	\$555,000	\$527,500	- 5.0%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	20	22	+ 10.0%	36	33	- 8.3%
Percent of Original List Price Received*	102.6%	103.7%	+ 1.1%	104.7%	101.3%	- 3.2%
New Listings	18	9	- 50.0%	62	54	- 12.9%

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

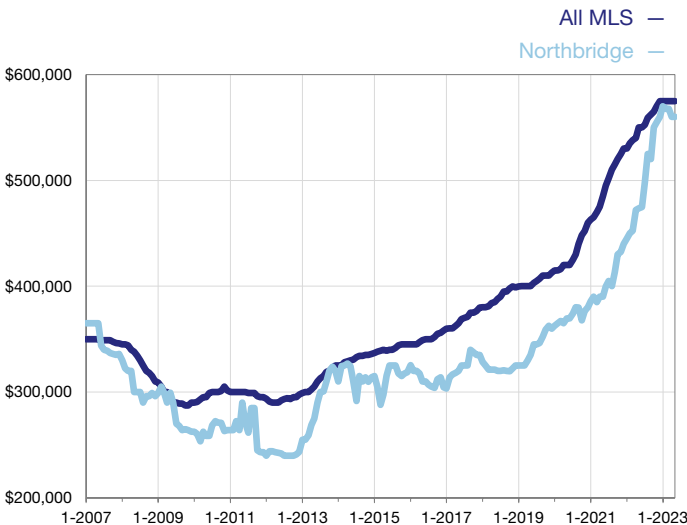
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	22	26	+ 18.2%
Closed Sales	7	4	- 42.9%	26	21	- 19.2%
Median Sales Price*	\$296,500	\$597,500	+ 101.5%	\$411,500	\$525,130	+ 27.6%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	11	35	+ 218.2%	26	36	+ 38.5%
Percent of Original List Price Received*	103.2%	103.5%	+ 0.3%	102.4%	101.0%	- 1.4%
New Listings	6	9	+ 50.0%	27	27	0.0%

* 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

