

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northbridge

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	62	55	- 11.3%
Closed Sales	11	9	- 18.2%	60	47	- 21.7%
Median Sales Price*	\$605,000	\$649,999	+ 7.4%	\$565,000	\$555,000	- 1.8%
Inventory of Homes for Sale	24	6	- 75.0%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	15	25	+ 66.7%	32	31	- 3.1%
Percent of Original List Price Received*	106.5%	104.8%	- 1.6%	105.1%	102.0%	- 2.9%
New Listings	17	6	- 64.7%	79	60	- 24.1%

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

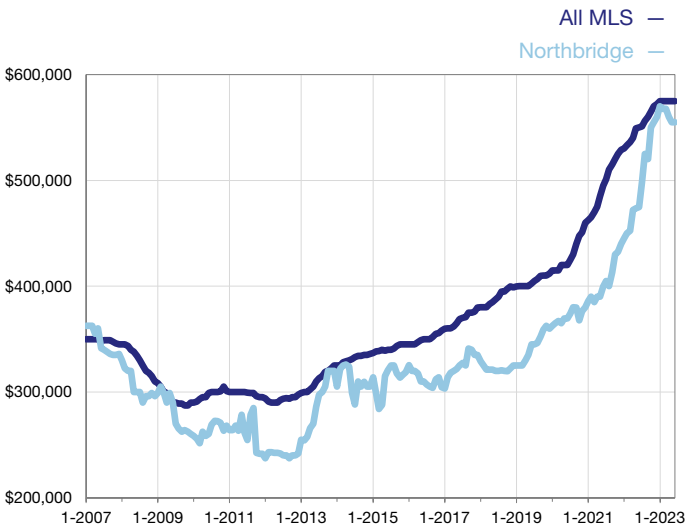
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	2	- 80.0%	32	27	- 15.6%
Closed Sales	6	6	0.0%	32	27	- 15.6%
Median Sales Price*	\$425,000	\$462,250	+ 8.8%	\$412,500	\$505,000	+ 22.4%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	18	27	+ 50.0%	25	34	+ 36.0%
Percent of Original List Price Received*	103.3%	104.7%	+ 1.4%	102.6%	101.8%	- 0.8%
New Listings	11	4	- 63.6%	38	31	- 18.4%

* 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

