

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northbridge

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	4	- 60.0%	72	59	- 18.1%
Closed Sales	10	7	- 30.0%	70	56	- 20.0%
Median Sales Price*	\$682,500	<b>\$650,000</b>	- 4.8%	\$572,500	<b>\$555,000</b>	- 3.1%
Inventory of Homes for Sale	26	9	- 65.4%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.7%	30	29	- 3.3%
Percent of Original List Price Received*	103.0%	<b>102.1%</b>	- 0.9%	104.8%	<b>102.2%</b>	- 2.5%
New Listings	14	7	- 50.0%	93	67	- 28.0%

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

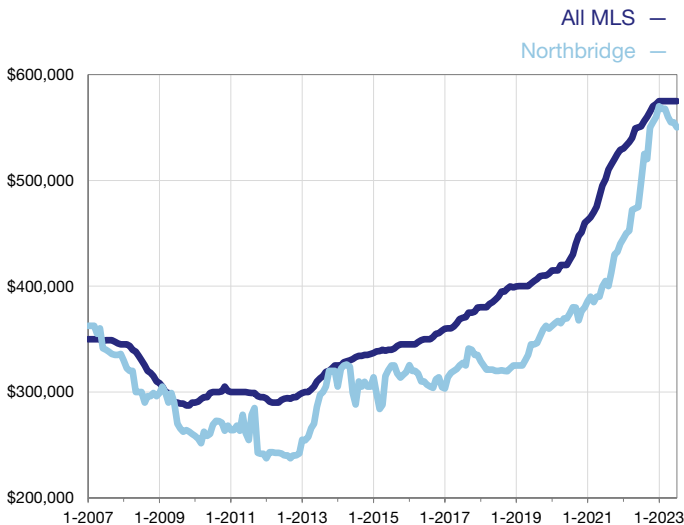
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	4	- 55.6%	41	31	- 24.4%
Closed Sales	8	5	- 37.5%	40	32	- 20.0%
Median Sales Price*	\$423,950	<b>\$252,000</b>	- 40.6%	\$412,500	<b>\$442,717</b>	+ 7.3%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	27	20	- 25.9%	25	32	+ 28.0%
Percent of Original List Price Received*	103.1%	<b>100.4%</b>	- 2.6%	102.7%	<b>101.6%</b>	- 1.1%
New Listings	11	3	- 72.7%	49	34	- 30.6%

\* 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

