

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northbridge

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	8	- 42.9%	85	66	- 22.4%
Closed Sales	15	8	- 46.7%	85	64	- 24.7%
Median Sales Price*	\$589,900	\$577,500	- 2.1%	\$580,000	\$555,000	- 4.3%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	18	19	+ 5.6%	28	28	0.0%
Percent of Original List Price Received*	103.7%	99.6%	- 4.0%	104.6%	101.9%	- 2.6%
New Listings	15	13	- 13.3%	108	80	- 25.9%

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

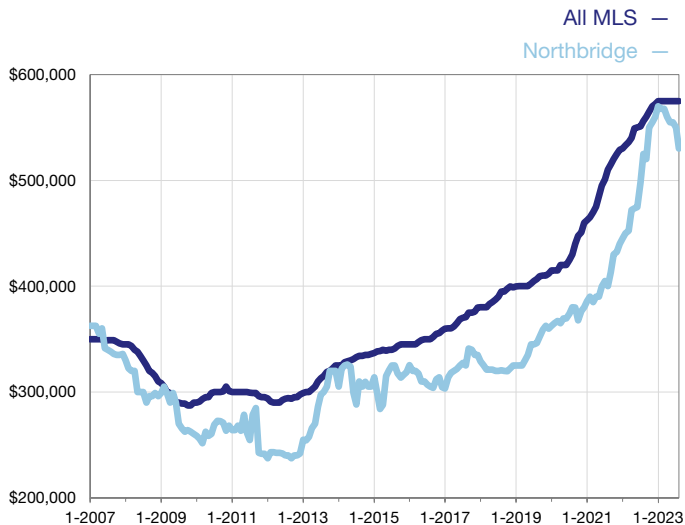
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	7	+ 75.0%	45	38	- 15.6%
Closed Sales	11	2	- 81.8%	51	34	- 33.3%
Median Sales Price*	\$478,265	\$430,260	- 10.0%	\$435,000	\$442,717	+ 1.8%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	18	67	+ 272.2%	23	34	+ 47.8%
Percent of Original List Price Received*	102.0%	106.7%	+ 4.6%	102.5%	101.9%	- 0.6%
New Listings	6	9	+ 50.0%	55	43	- 21.8%

* 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

