

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northbridge

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	13	+ 8.3%	97	78	- 19.6%
Closed Sales	15	7	- 53.3%	100	72	- 28.0%
Median Sales Price*	\$485,000	<b>\$562,200</b>	+ 15.9%	\$572,500	<b>\$558,600</b>	- 2.4%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	44	19	- 56.8%	31	28	- 9.7%
Percent of Original List Price Received*	100.0%	<b>103.7%</b>	+ 3.7%	103.9%	<b>102.3%</b>	- 1.5%
New Listings	11	17	+ 54.5%	119	94	- 21.0%

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

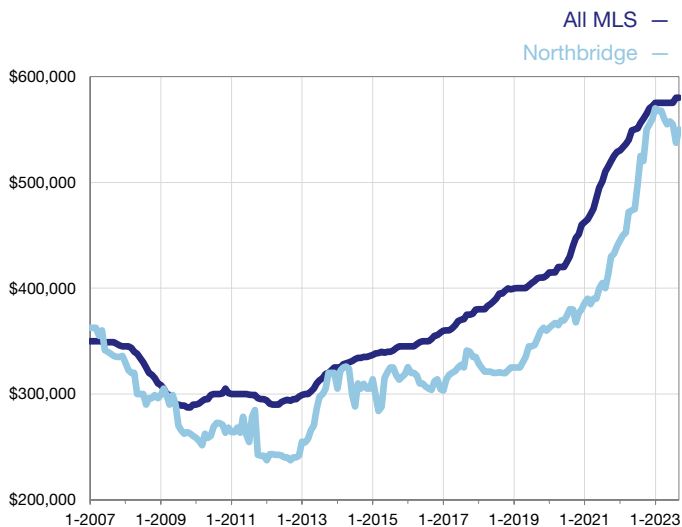
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	53	43	- 18.9%
Closed Sales	9	7	- 22.2%	60	41	- 31.7%
Median Sales Price*	\$510,270	<b>\$370,000</b>	- 27.5%	\$437,500	<b>\$429,500</b>	- 1.8%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	0.3	1.8	+ 500.0%	--	--	--
Cumulative Days on Market Until Sale	31	34	+ 9.7%	25	34	+ 36.0%
Percent of Original List Price Received*	102.4%	<b>102.4%</b>	0.0%	102.5%	<b>102.0%</b>	- 0.5%
New Listings	1	7	+ 600.0%	56	50	- 10.7%

\* 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

