

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northbridge

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	11	0.0%	108	86	- 20.4%
Closed Sales	14	9	- 35.7%	114	81	- 28.9%
Median Sales Price*	\$552,500	\$515,000	- 6.8%	\$567,500	\$555,000	- 2.2%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	38	41	+ 7.9%	31	29	- 6.5%
Percent of Original List Price Received*	99.5%	100.9%	+ 1.4%	103.4%	102.1%	- 1.3%
New Listings	7	9	+ 28.6%	126	104	- 17.5%

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

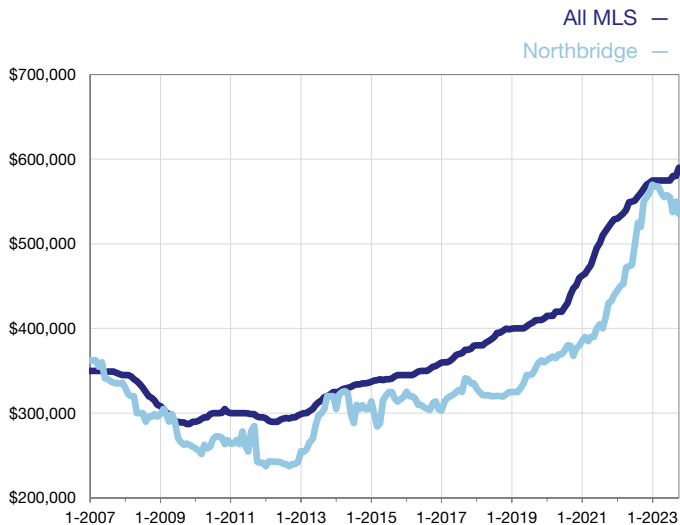
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	61	50	- 18.0%
Closed Sales	6	9	+ 50.0%	66	51	- 22.7%
Median Sales Price*	\$389,098	\$310,000	- 20.3%	\$437,500	\$344,000	- 21.4%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	35	18	- 48.6%	25	32	+ 28.0%
Percent of Original List Price Received*	97.6%	101.5%	+ 4.0%	102.1%	101.8%	- 0.3%
New Listings	11	5	- 54.5%	67	54	- 19.4%

* 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

