

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northborough

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	134	98	- 26.9%
Closed Sales	6	7	+ 16.7%	133	90	- 32.3%
Median Sales Price*	\$568,500	<b>\$615,000</b>	+ 8.2%	\$630,000	<b>\$681,500</b>	+ 8.2%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.0	<b>0.8</b>	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	37	<b>26</b>	- 29.7%	31	<b>22</b>	- 29.0%
Percent of Original List Price Received*	100.3%	<b>100.5%</b>	+ 0.2%	102.7%	<b>101.5%</b>	- 1.2%
New Listings	10	4	- 60.0%	146	106	- 27.4%

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

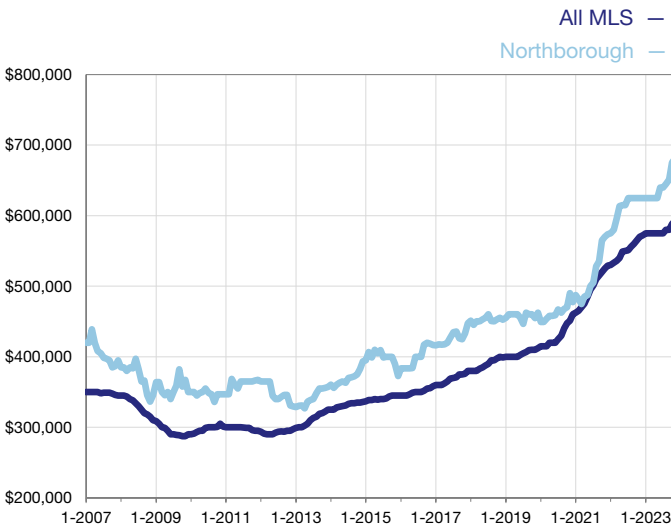
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	47	25	- 46.8%
Closed Sales	4	2	- 50.0%	49	28	- 42.9%
Median Sales Price*	\$545,500	<b>\$556,000</b>	+ 1.9%	\$480,000	<b>\$467,500</b>	- 2.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.7	<b>0.4</b>	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	44	<b>19</b>	- 56.8%	26	<b>28</b>	+ 7.7%
Percent of Original List Price Received*	102.2%	<b>101.5%</b>	- 0.7%	102.0%	<b>102.5%</b>	+ 0.5%
New Listings	2	1	- 50.0%	54	25	- 53.7%

\* 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

