

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northbridge

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	6	- 45.5%	119	90	- 24.4%
Closed Sales	9	4	- 55.6%	123	85	- 30.9%
Median Sales Price*	\$540,000	\$512,500	- 5.1%	\$565,000	\$535,000	- 5.3%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	22	21	- 4.5%	31	29	- 6.5%
Percent of Original List Price Received*	101.6%	101.5%	- 0.1%	103.2%	102.1%	- 1.1%
New Listings	8	6	- 25.0%	134	109	- 18.7%

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

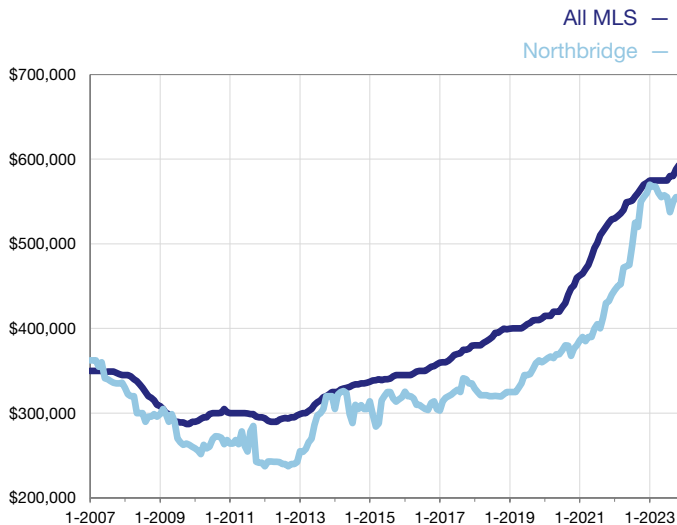
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	64	55	- 14.1%
Closed Sales	7	4	- 42.9%	73	55	- 24.7%
Median Sales Price*	\$517,465	\$527,450	+ 1.9%	\$440,000	\$370,000	- 15.9%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	28	97	+ 246.4%	26	37	+ 42.3%
Percent of Original List Price Received*	101.0%	100.5%	- 0.5%	102.0%	101.7%	- 0.3%
New Listings	4	5	+ 25.0%	71	60	- 15.5%

* 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

