

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northborough

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	2	- 71.4%	7	2	- 71.4%
Closed Sales	7	8	+ 14.3%	7	8	+ 14.3%
Median Sales Price*	\$460,000	\$610,000	+ 32.6%	\$460,000	\$610,000	+ 32.6%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	33	41	+ 24.2%	33	41	+ 24.2%
Percent of Original List Price Received*	99.1%	96.4%	- 2.7%	99.1%	96.4%	- 2.7%
New Listings	7	3	- 57.1%	7	3	- 57.1%

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

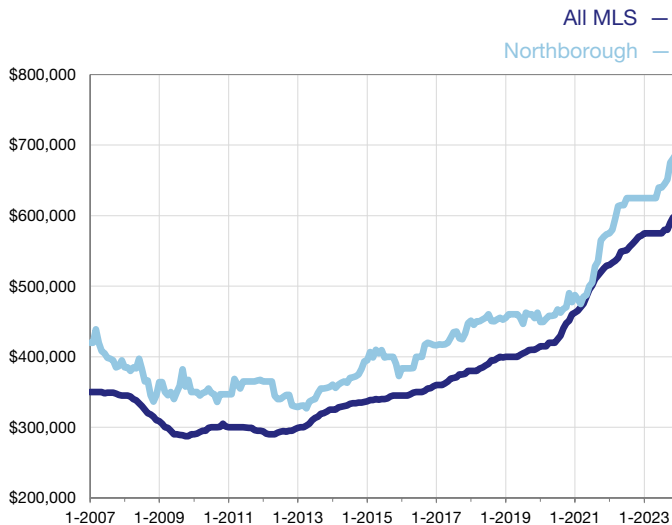
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$305,000	\$455,000	+ 49.2%	\$305,000	\$455,000	+ 49.2%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	46	8	- 82.6%	46	8	- 82.6%
Percent of Original List Price Received*	94.5%	95.8%	+ 1.4%	94.5%	95.8%	+ 1.4%
New Listings	2	0	- 100.0%	2	0	- 100.0%

* 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

