

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northbridge

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	6	+ 50.0%	4	6	+ 50.0%
Closed Sales	4	9	+ 125.0%	4	9	+ 125.0%
Median Sales Price*	\$633,004	\$515,000	- 18.6%	\$633,004	\$515,000	- 18.6%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	92	29	- 68.5%	92	29	- 68.5%
Percent of Original List Price Received*	94.1%	101.2%	+ 7.5%	94.1%	101.2%	+ 7.5%
New Listings	8	6	- 25.0%	8	6	- 25.0%

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

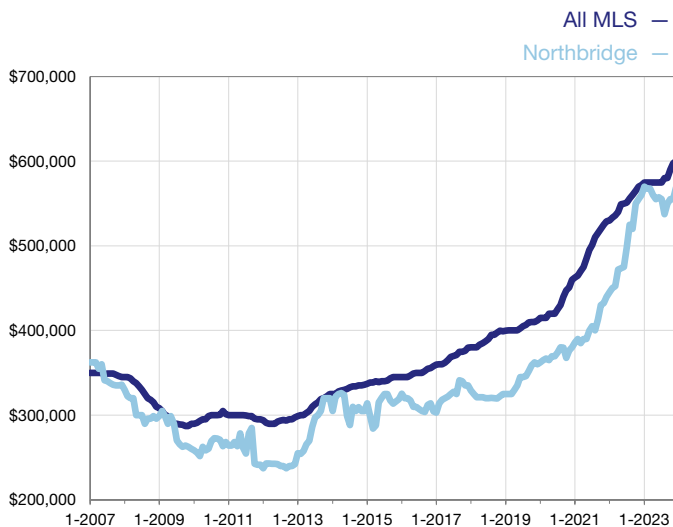
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	5	2	- 60.0%	5	2	- 60.0%
Median Sales Price*	\$267,500	\$393,950	+ 47.3%	\$267,500	\$393,950	+ 47.3%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	37	110	+ 197.3%	37	110	+ 197.3%
Percent of Original List Price Received*	97.5%	104.8%	+ 7.5%	97.5%	104.8%	+ 7.5%
New Listings	3	4	+ 33.3%	3	4	+ 33.3%

* 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

