

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northbridge

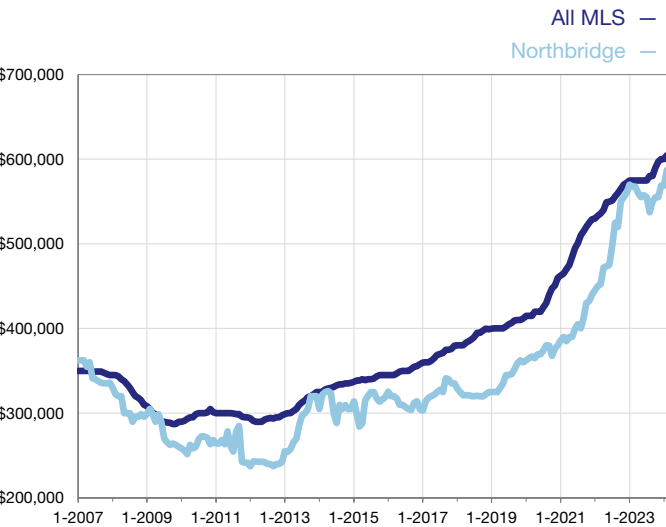
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	11	12	+ 9.1%
Closed Sales	2	2	0.0%	6	11	+ 83.3%
Median Sales Price*	\$492,500	\$515,000	+ 4.6%	\$545,000	\$515,000	- 5.5%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	14	43	+ 207.1%	66	31	- 53.0%
Percent of Original List Price Received*	99.3%	100.4%	+ 1.1%	95.8%	101.0%	+ 5.4%
New Listings	5	12	+ 140.0%	13	18	+ 38.5%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	7	7	0.0%
Closed Sales	4	5	+ 25.0%	9	7	- 22.2%
Median Sales Price*	\$530,065	\$547,732	+ 3.3%	\$280,000	\$469,900	+ 67.8%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--
Cumulative Days on Market Until Sale	54	26	- 51.9%	45	50	+ 11.1%
Percent of Original List Price Received*	101.1%	98.9%	- 2.2%	99.1%	100.6%	+ 1.5%
New Listings	2	4	+ 100.0%	5	8	+ 60.0%

\* 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

