

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northborough

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	12	+ 9.1%	32	26	- 18.8%
Closed Sales	9	9	0.0%	27	22	- 18.5%
Median Sales Price*	\$731,250	\$878,000	+ 20.1%	\$625,000	\$732,500	+ 17.2%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	19	18	- 5.3%	29	32	+ 10.3%
Percent of Original List Price Received*	103.5%	103.7%	+ 0.2%	100.4%	100.6%	+ 0.2%
New Listings	16	18	+ 12.5%	38	39	+ 2.6%

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

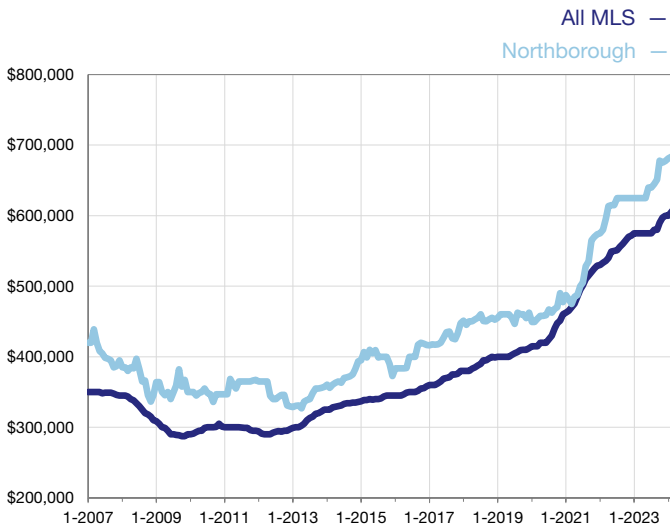
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	4	+ 300.0%	8	7	- 12.5%
Closed Sales	1	1	0.0%	9	4	- 55.6%
Median Sales Price*	\$320,000	\$306,000	- 4.4%	\$316,500	\$445,000	+ 40.6%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	18	1	- 94.4%	51	18	- 64.7%
Percent of Original List Price Received*	116.4%	105.6%	- 9.3%	99.8%	102.1%	+ 2.3%
New Listings	0	6	--	7	9	+ 28.6%

* 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

