

# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northbridge

### Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	15	+ 87.5%	55	57	+ 3.6%
Closed Sales	11	7	- 36.4%	50	49	- 2.0%
Median Sales Price*	\$649,999	<b>\$540,000</b>	- 16.9%	\$555,000	<b>\$540,000</b>	- 2.7%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	27	14	- 48.1%	31	30	- 3.2%
Percent of Original List Price Received*	106.3%	<b>103.4%</b>	- 2.7%	102.5%	<b>101.8%</b>	- 0.7%
New Listings	6	12	+ 100.0%	60	66	+ 10.0%

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

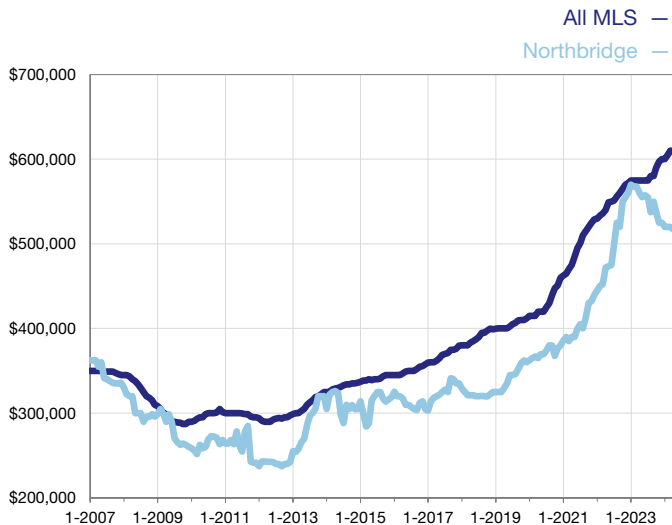
### Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	8	+ 300.0%	26	35	+ 34.6%
Closed Sales	6	10	+ 66.7%	28	36	+ 28.6%
Median Sales Price*	\$462,250	<b>\$417,500</b>	- 9.7%	\$500,000	<b>\$469,950</b>	- 6.0%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	35	37	+ 5.7%
Percent of Original List Price Received*	104.7%	<b>101.4%</b>	- 3.2%	101.6%	<b>100.4%</b>	- 1.2%
New Listings	4	8	+ 100.0%	31	41	+ 32.3%

\* 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

