

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northbridge

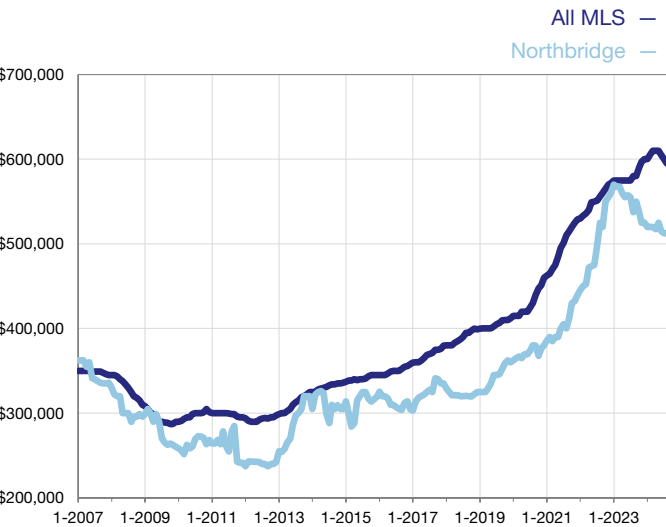
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	65	77	+ 18.5%
Closed Sales	8	14	+ 75.0%	65	75	+ 15.4%
Median Sales Price*	\$577,500	\$535,000	- 7.4%	\$555,000	\$550,000	- 0.9%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	25	+ 31.6%	28	28	0.0%
Percent of Original List Price Received*	99.6%	103.1%	+ 3.5%	102.1%	101.9%	- 0.2%
New Listings	11	13	+ 18.2%	77	89	+ 15.6%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	3	- 50.0%	36	47	+ 30.6%
Closed Sales	2	5	+ 150.0%	35	48	+ 37.1%
Median Sales Price*	\$430,260	\$450,000	+ 4.6%	\$429,500	\$459,950	+ 7.1%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	67	15	- 77.6%	35	34	- 2.9%
Percent of Original List Price Received*	106.7%	100.0%	- 6.3%	101.7%	100.4%	- 1.3%
New Listings	9	6	- 33.3%	43	54	+ 25.6%

* 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

