

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northborough

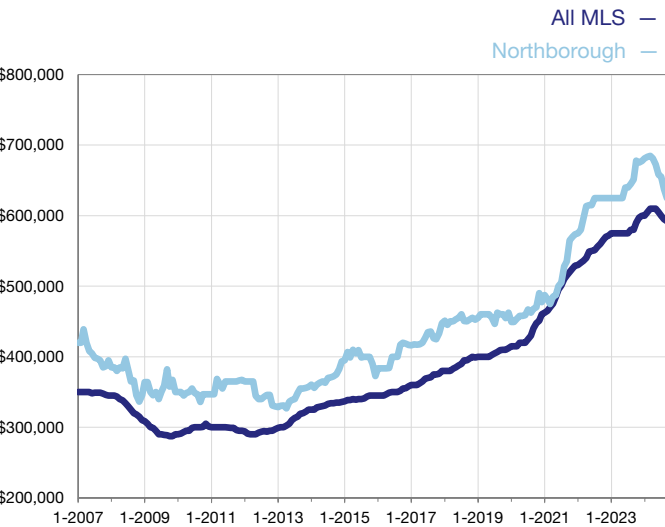
Single-Family Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				6	13	+ 116.7%	75	80	+ 6.7%
Closed Sales				3	10	+ 233.3%	76	76	0.0%
Median Sales Price*				\$690,000	\$720,000	+ 4.3%	\$687,250	\$746,000	+ 8.5%
Inventory of Homes for Sale				20	23	+ 15.0%	--	--	--
Months Supply of Inventory				2.5	2.6	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale				24	21	- 12.5%	22	22	0.0%
Percent of Original List Price Received*				100.9%	102.5%	+ 1.6%	101.8%	101.7%	- 0.1%
New Listings				17	21	+ 23.5%	92	107	+ 16.3%

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

Condominium Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	5	+ 66.7%	23	20	- 13.0%
Closed Sales				5	2	- 60.0%	25	17	- 32.0%
Median Sales Price*				\$510,000	\$395,450	- 22.5%	\$405,100	\$440,000	+ 8.6%
Inventory of Homes for Sale				1	3	+ 200.0%	--	--	--
Months Supply of Inventory				0.3	1.2	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale				23	35	+ 52.2%	29	19	- 34.5%
Percent of Original List Price Received*				102.9%	99.8%	- 3.0%	102.4%	101.5%	- 0.9%
New Listings				2	1	- 50.0%	23	24	+ 4.3%

* 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

