

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northbridge

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	11	+ 10.0%	75	86	+ 14.7%
Closed Sales	7	7	0.0%	72	82	+ 13.9%
Median Sales Price*	\$562,200	\$705,000	+ 25.4%	\$558,600	\$570,200	+ 2.1%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	19	48	+ 152.6%	28	30	+ 7.1%
Percent of Original List Price Received*	103.7%	96.5%	- 6.9%	102.3%	101.4%	- 0.9%
New Listings	16	14	- 12.5%	93	103	+ 10.8%

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

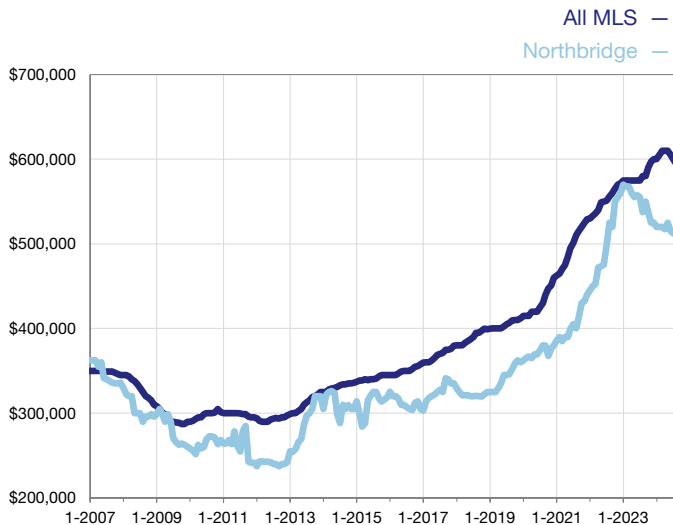
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	6	- 14.3%	43	50	+ 16.3%
Closed Sales	7	4	- 42.9%	42	53	+ 26.2%
Median Sales Price*	\$370,000	\$319,500	- 13.6%	\$399,750	\$450,000	+ 12.6%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--
Cumulative Days on Market Until Sale	34	24	- 29.4%	35	33	- 5.7%
Percent of Original List Price Received*	102.4%	102.6%	+ 0.2%	101.9%	100.6%	- 1.3%
New Listings	8	6	- 25.0%	51	60	+ 17.6%

* 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

