

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northborough

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	12	0.0%	87	91	+ 4.6%
Closed Sales	7	11	+ 57.1%	83	87	+ 4.8%
Median Sales Price*	\$800,000	\$670,000	- 16.3%	\$689,000	\$725,000	+ 5.2%
Inventory of Homes for Sale	15	25	+ 66.7%	--	--	--
Months Supply of Inventory	1.7	2.8	+ 64.7%	--	--	--
Cumulative Days on Market Until Sale	20	49	+ 145.0%	22	25	+ 13.6%
Percent of Original List Price Received*	99.9%	100.0%	+ 0.1%	101.6%	101.5%	- 0.1%
New Listings	10	13	+ 30.0%	102	120	+ 17.6%

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

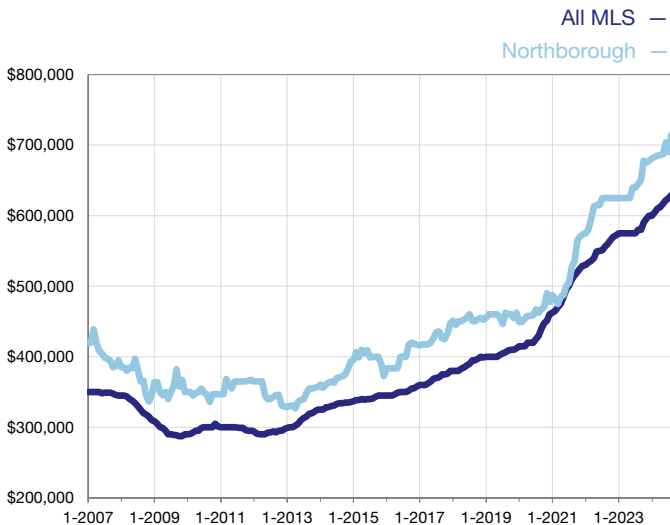
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	4	--	23	24	+ 4.3%
Closed Sales	1	5	+ 400.0%	26	22	- 15.4%
Median Sales Price*	\$557,000	\$405,000	- 27.3%	\$415,050	\$440,000	+ 6.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	21	30	+ 42.9%	29	21	- 27.6%
Percent of Original List Price Received*	106.1%	98.0%	- 7.6%	102.6%	100.7%	- 1.9%
New Listings	1	2	+ 100.0%	24	26	+ 8.3%

* 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

