

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northbridge

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	18	+ 100.0%	84	102	+ 21.4%
Closed Sales	10	10	0.0%	82	92	+ 12.2%
Median Sales Price*	\$520,000	\$532,500	+ 2.4%	\$555,000	\$565,200	+ 1.8%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	38	28	- 26.3%	29	30	+ 3.4%
Percent of Original List Price Received*	102.1%	101.5%	- 0.6%	102.2%	101.4%	- 0.8%
New Listings	9	11	+ 22.2%	102	113	+ 10.8%

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

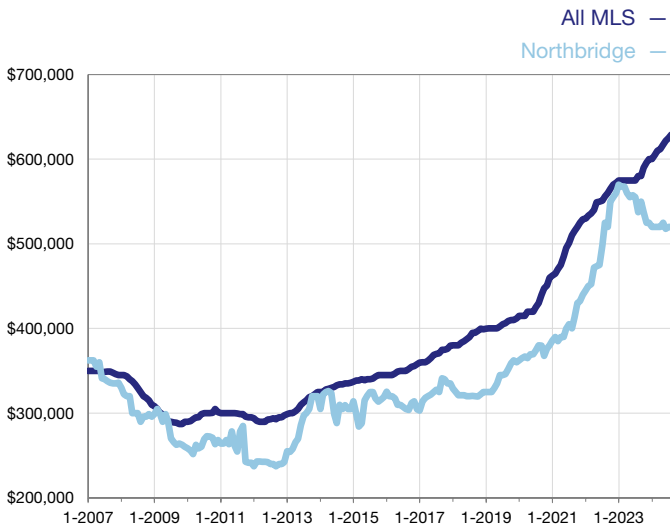
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	8	0.0%	51	58	+ 13.7%
Closed Sales	9	4	- 55.6%	51	57	+ 11.8%
Median Sales Price*	\$310,000	\$421,500	+ 36.0%	\$344,000	\$450,000	+ 30.8%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	18	67	+ 272.2%	32	35	+ 9.4%
Percent of Original List Price Received*	101.5%	96.1%	- 5.3%	101.8%	100.2%	- 1.6%
New Listings	5	4	- 20.0%	56	65	+ 16.1%

* 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

