

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northborough

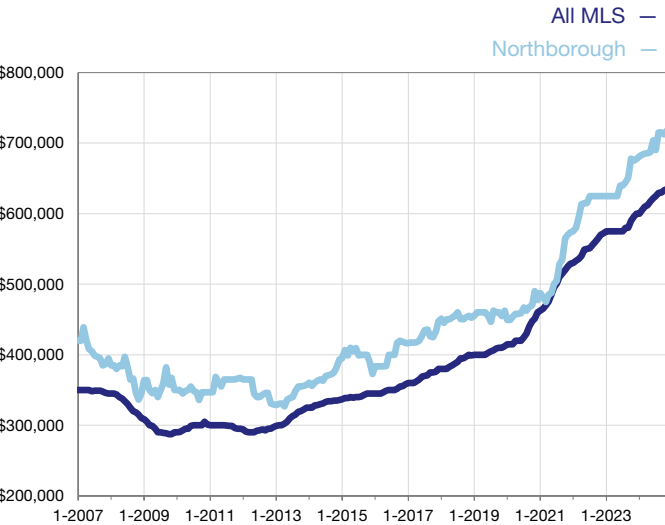
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	9	+ 12.5%	95	99	+ 4.2%
Closed Sales	7	6	- 14.3%	90	93	+ 3.3%
Median Sales Price*	\$615,000	\$715,000	+ 16.3%	\$681,500	\$725,000	+ 6.4%
Inventory of Homes for Sale	11	20	+ 81.8%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--
Cumulative Days on Market Until Sale	26	52	+ 100.0%	22	27	+ 22.7%
Percent of Original List Price Received*	100.5%	95.4%	- 5.1%	101.5%	101.1%	- 0.4%
New Listings	4	7	+ 75.0%	106	127	+ 19.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	25	24	- 4.0%
Closed Sales	2	3	+ 50.0%	28	25	- 10.7%
Median Sales Price*	\$556,000	\$319,000	- 42.6%	\$467,500	\$440,000	- 5.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	26	+ 36.8%	28	22	- 21.4%
Percent of Original List Price Received*	101.5%	103.1%	+ 1.6%	102.5%	101.0%	- 1.5%
New Listings	1	0	- 100.0%	25	26	+ 4.0%

* 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

