

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Northborough

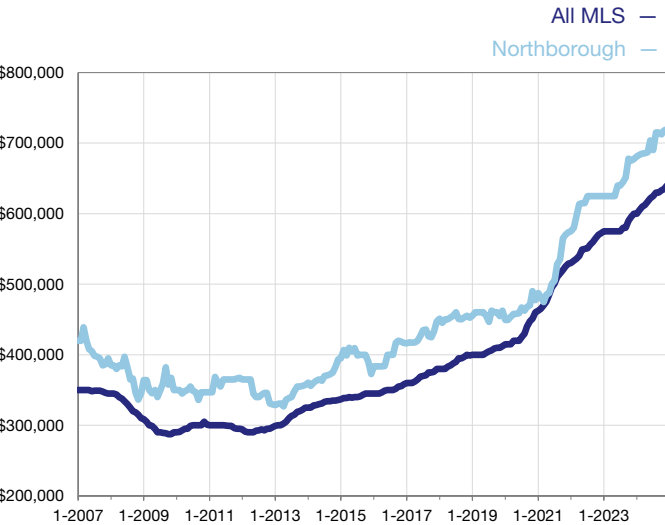
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	103	107	+ 3.9%
Closed Sales	12	14	+ 16.7%	102	107	+ 4.9%
Median Sales Price*	\$612,500	\$702,250	+ 14.7%	\$677,500	\$720,000	+ 6.3%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	33	43	+ 30.3%	24	29	+ 20.8%
Percent of Original List Price Received*	96.2%	98.6%	+ 2.5%	100.9%	100.8%	- 0.1%
New Listings	4	6	+ 50.0%	110	132	+ 20.0%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	26	26	0.0%
Closed Sales	0	2	--	28	27	- 3.6%
Median Sales Price*	\$0	\$552,500	--	\$467,500	\$440,000	- 5.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.4	--	--	--	--
Cumulative Days on Market Until Sale	0	86	--	28	27	- 3.6%
Percent of Original List Price Received*	0.0%	86.4%	--	102.5%	99.9%	- 2.5%
New Listings	1	2	+ 100.0%	26	29	+ 11.5%

\* 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

