

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northborough

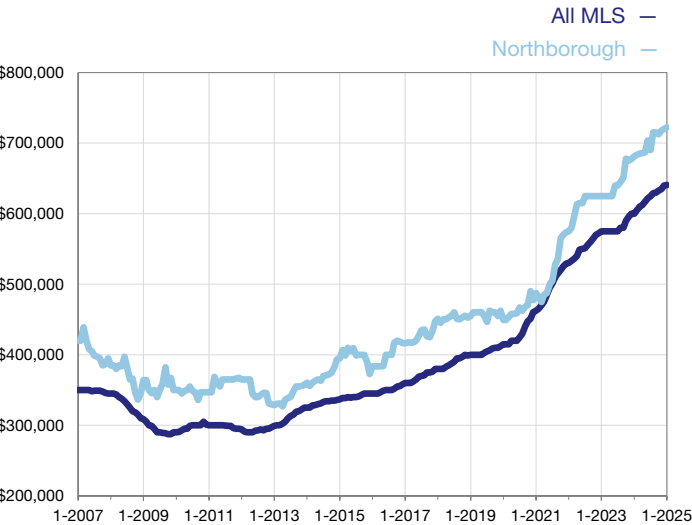
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	1	5	+ 400.0%
Closed Sales	8	7	- 12.5%	8	7	- 12.5%
Median Sales Price*	\$610,000	\$630,500	+ 3.4%	\$610,000	\$630,500	+ 3.4%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	41	50	+ 22.0%	41	50	+ 22.0%
Percent of Original List Price Received*	96.4%	99.6%	+ 3.3%	96.4%	99.6%	+ 3.3%
New Listings	3	3	0.0%	3	3	0.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	3	--	0	3	--
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$494,250	\$0	- 100.0%	\$494,250	\$0	- 100.0%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	27	0	- 100.0%
Percent of Original List Price Received*	97.1%	0.0%	- 100.0%	97.1%	0.0%	- 100.0%
New Listings	0	6	--	0	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

