

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northbridge

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	14	8	- 42.9%	65	60	- 7.7%
Closed Sales	12	10	- 16.7%	61	56	- 8.2%
Median Sales Price*	\$621,589	\$530,350	- 14.7%	\$565,400	\$517,500	- 8.5%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	24	16	- 33.3%	29	25	- 13.8%
Percent of Original List Price Received*	100.7%	103.5%	+ 2.8%	101.6%	101.3%	- 0.3%
New Listings	9	5	- 44.4%	75	70	- 6.7%

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

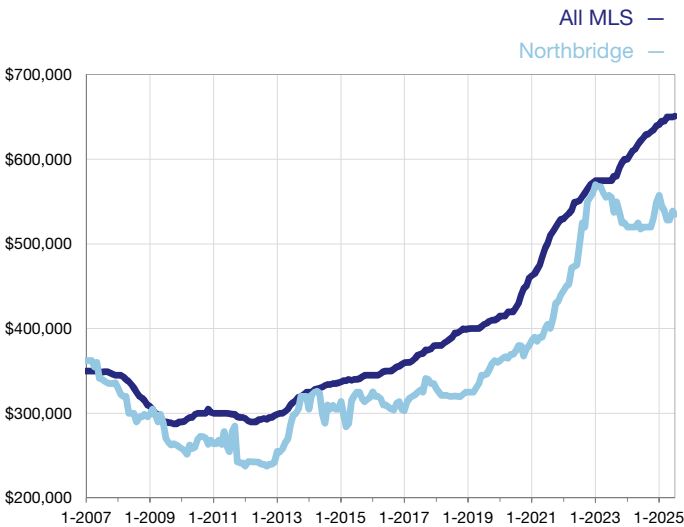
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	6	- 25.0%	42	38	- 9.5%
Closed Sales	6	8	+ 33.3%	44	39	- 11.4%
Median Sales Price*	\$501,297	\$556,000	+ 10.9%	\$459,950	\$450,000	- 2.2%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	19	13	- 31.6%	35	38	+ 8.6%
Percent of Original List Price Received*	101.0%	101.0%	0.0%	100.4%	101.3%	+ 0.9%
New Listings	7	5	- 28.6%	49	42	- 14.3%

* 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

