

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northbridge

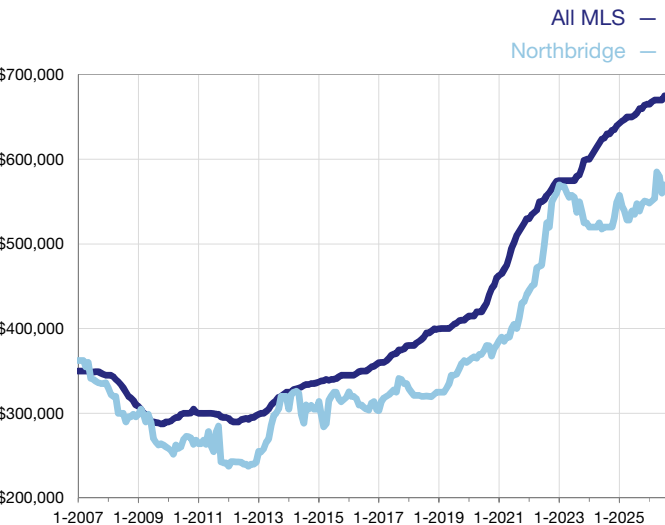
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				7	12	+ 71.4%	67	88	+ 31.3%
Closed Sales				9	15	+ 66.7%	65	80	+ 23.1%
Median Sales Price*				\$560,000	\$540,000	- 3.6%	\$545,000	\$567,500	+ 4.1%
Inventory of Homes for Sale				17	16	- 5.9%	--	--	--
Months Supply of Inventory				1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale				42	36	- 14.3%	27	41	+ 51.9%
Percent of Original List Price Received*				99.7%	100.8%	+ 1.1%	101.1%	98.4%	- 2.7%
New Listings				11	3	- 72.7%	80	106	+ 32.5%

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

Condominium Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				5	2	- 60.0%	43	40	- 7.0%
Closed Sales				6	2	- 66.7%	45	39	- 13.3%
Median Sales Price*				\$362,500	\$578,088	+ 59.5%	\$445,000	\$385,500	- 13.4%
Inventory of Homes for Sale				8	14	+ 75.0%	--	--	--
Months Supply of Inventory				1.4	3.2	+ 128.6%	--	--	--
Cumulative Days on Market Until Sale				28	4	- 85.7%	36	30	- 16.7%
Percent of Original List Price Received*				97.9%	119.0%	+ 21.6%	100.9%	102.3%	+ 1.4%
New Listings				4	7	+ 75.0%	47	57	+ 21.3%

* 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

