

# Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

### Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	14	11	- 21.4%	85	79	- 7.1%
Closed Sales	15	13	- 13.3%	80	61	- 23.8%
Median Sales Price*	\$338,000	<b>\$335,000</b>	- 0.9%	\$307,700	<b>\$310,000</b>	+ 0.7%
Inventory of Homes for Sale	49	59	+ 20.4%	--	--	--
Months Supply of Inventory	3.7	5.6	+ 51.4%	--	--	--
Cumulative Days on Market Until Sale	63	54	- 14.3%	56	61	+ 8.9%
Percent of Original List Price Received*	97.3%	<b>99.2%</b>	+ 2.0%	97.1%	<b>97.4%</b>	+ 0.3%
New Listings	17	19	+ 11.8%	119	139	+ 16.8%

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

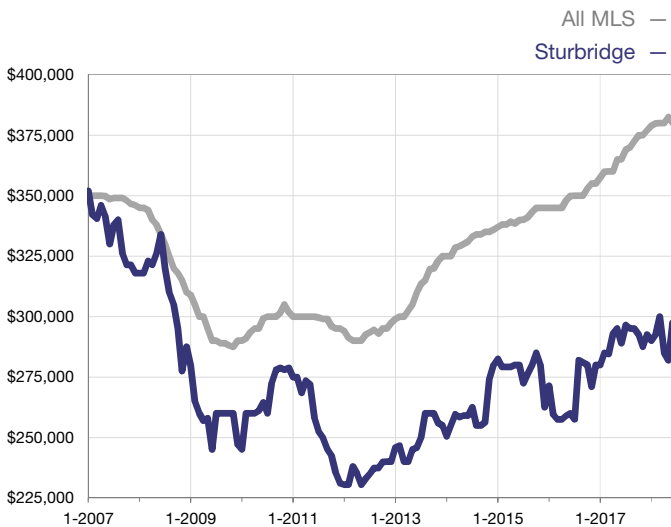
### Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	1	0	- 100.0%	10	14	+ 40.0%
Closed Sales	1	2	+ 100.0%	10	16	+ 60.0%
Median Sales Price*	\$300,000	<b>\$198,450</b>	- 33.9%	\$198,950	<b>\$206,250</b>	+ 3.7%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	62	22	- 64.5%	85	48	- 43.5%
Percent of Original List Price Received*	95.2%	<b>98.3%</b>	+ 3.3%	98.5%	<b>97.9%</b>	- 0.6%
New Listings	2	1	- 50.0%	13	17	+ 30.8%

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

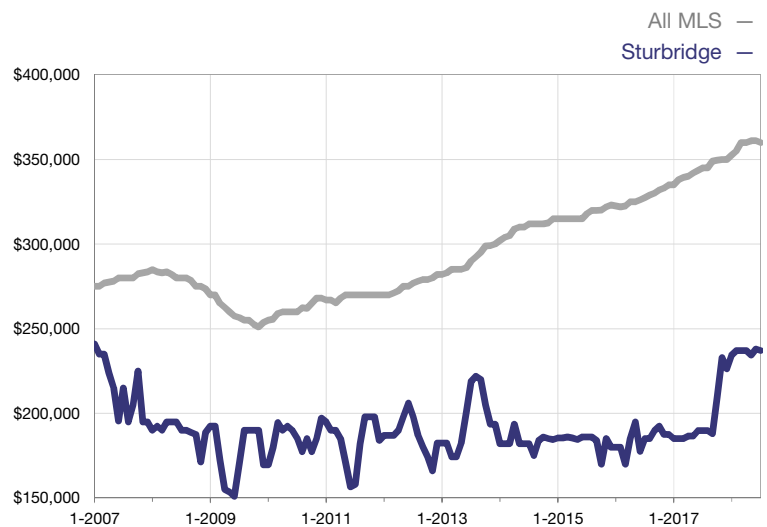
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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