

Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	9	+ 50.0%	118	137	+ 16.1%
Closed Sales	8	9	+ 12.5%	116	130	+ 12.1%
Median Sales Price*	\$312,500	\$312,000	- 0.2%	\$325,000	\$327,450	+ 0.8%
Inventory of Homes for Sale	45	35	- 22.2%	--	--	--
Months Supply of Inventory	4.7	3.2	- 31.9%	--	--	--
Cumulative Days on Market Until Sale	80	99	+ 23.8%	61	83	+ 36.1%
Percent of Original List Price Received*	95.6%	92.0%	- 3.8%	96.3%	96.5%	+ 0.2%
New Listings	7	8	+ 14.3%	214	190	- 11.2%

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

Condominium Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	1	0.0%	17	18	+ 5.9%
Closed Sales	2	1	- 50.0%	19	17	- 10.5%
Median Sales Price*	\$270,500	\$175,000	- 35.3%	\$232,000	\$258,000	+ 11.2%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	2.9	0.5	- 82.8%	--	--	--
Cumulative Days on Market Until Sale	216	111	- 48.6%	63	105	+ 66.7%
Percent of Original List Price Received*	90.2%	100.0%	+ 10.9%	97.2%	96.5%	- 0.7%
New Listings	0	0	--	25	18	- 28.0%

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

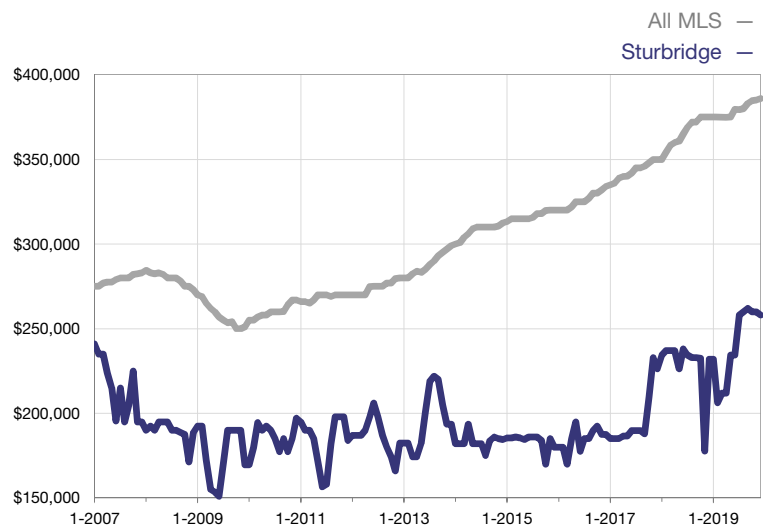
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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