

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	20	+ 81.8%	99	115	+ 16.2%
Closed Sales	27	17	- 37.0%	99	94	- 5.1%
Median Sales Price*	\$320,000	\$400,000	+ 25.0%	\$330,000	\$364,750	+ 10.5%
Inventory of Homes for Sale	49	21	- 57.1%	--	--	--
Months Supply of Inventory	4.3	2.0	- 53.5%	--	--	--
Cumulative Days on Market Until Sale	66	39	- 40.9%	87	60	- 31.0%
Percent of Original List Price Received*	97.4%	99.1%	+ 1.7%	97.0%	95.5%	- 1.5%
New Listings	13	30	+ 130.8%	138	138	0.0%

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

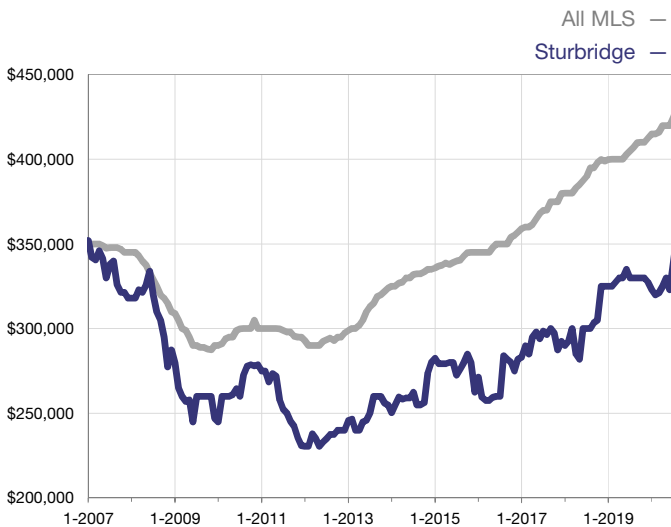
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	1	0.0%	15	7	- 53.3%
Closed Sales	0	2	--	14	8	- 42.9%
Median Sales Price*	\$0	\$246,400	--	\$260,000	\$245,500	- 5.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	0	81	--	116	78	- 32.8%
Percent of Original List Price Received*	0.0%	98.5%	--	95.6%	98.6%	+ 3.1%
New Listings	2	1	- 50.0%	13	7	- 46.2%

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

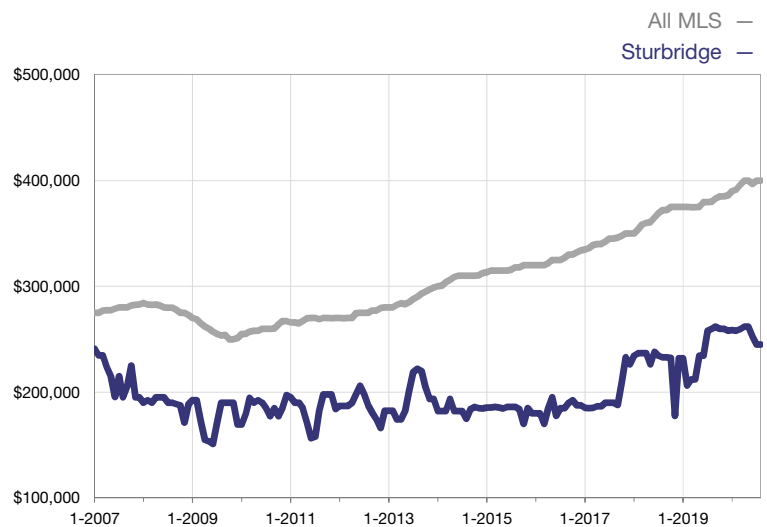
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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