

Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	12	+ 20.0%	78	79	+ 1.3%
Closed Sales	13	9	- 30.8%	75	79	+ 5.3%
Median Sales Price*	\$325,000	\$315,000	- 3.1%	\$280,000	\$320,000	+ 14.3%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	17	22	+ 29.4%	28	32	+ 14.3%
Percent of Original List Price Received*	105.5%	107.4%	+ 1.8%	103.0%	102.7%	- 0.3%
New Listings	16	16	0.0%	95	94	- 1.1%

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

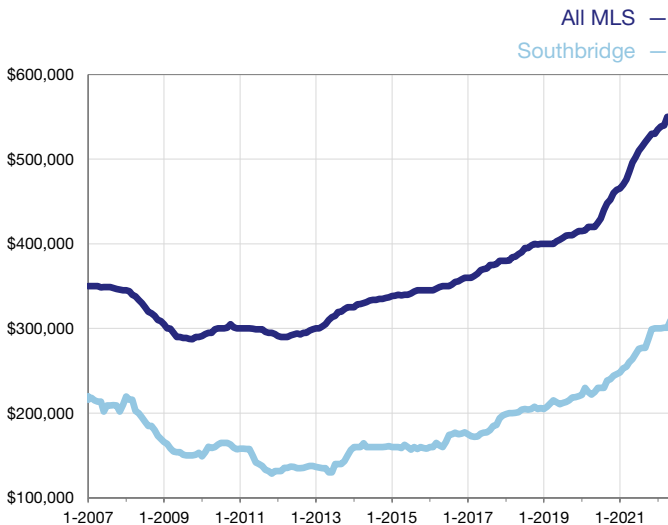
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	4	+ 300.0%	12	9	- 25.0%
Closed Sales	3	1	- 66.7%	11	5	- 54.5%
Median Sales Price*	\$175,000	\$205,500	+ 17.4%	\$170,000	\$152,000	- 10.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	8	20	+ 150.0%	17	24	+ 41.2%
Percent of Original List Price Received*	110.6%	104.8%	- 5.2%	105.5%	106.6%	+ 1.0%
New Listings	1	2	+ 100.0%	13	10	- 23.1%

* 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

