

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	15	11	- 26.7%	144	134	- 6.9%
Closed Sales	15	10	- 33.3%	147	142	- 3.4%
Median Sales Price*	\$345,000	\$330,000	- 4.3%	\$299,000	\$325,000	+ 8.7%
Inventory of Homes for Sale	17	10	- 41.2%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	35	20	- 42.9%	30	29	- 3.3%
Percent of Original List Price Received*	97.9%	101.5%	+ 3.7%	102.4%	102.2%	- 0.2%
New Listings	4	2	- 50.0%	163	152	- 6.7%

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

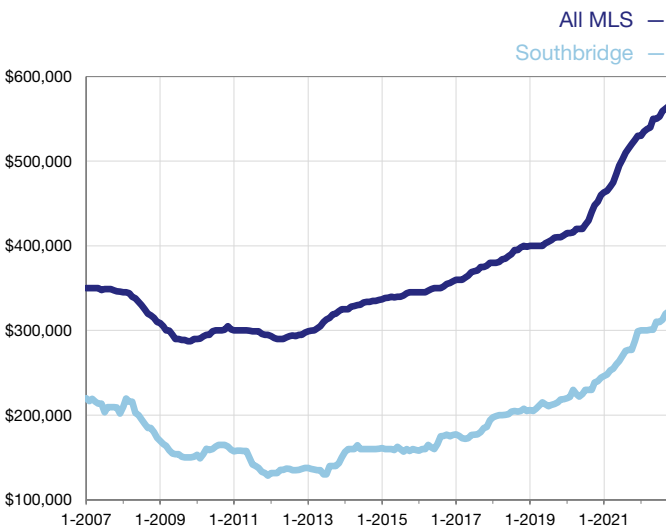
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	18	13	- 27.8%
Closed Sales	0	0	--	18	12	- 33.3%
Median Sales Price*	\$0	\$0	--	\$167,500	\$174,250	+ 4.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	20	25	+ 25.0%
Percent of Original List Price Received*	0.0%	0.0%	--	104.7%	106.0%	+ 1.2%
New Listings	0	0	--	19	14	- 26.3%

* 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

