

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	5	- 16.7%	116	122	+ 5.2%
Closed Sales	9	6	- 33.3%	129	121	- 6.2%
Median Sales Price*	\$377,000	<b>\$423,000</b>	+ 12.2%	\$425,000	<b>\$455,000</b>	+ 7.1%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	49	30	- 38.8%	42	25	- 40.5%
Percent of Original List Price Received*	102.5%	94.7%	- 7.6%	102.8%	100.8%	- 1.9%
New Listings	6	1	- 83.3%	139	146	+ 5.0%

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

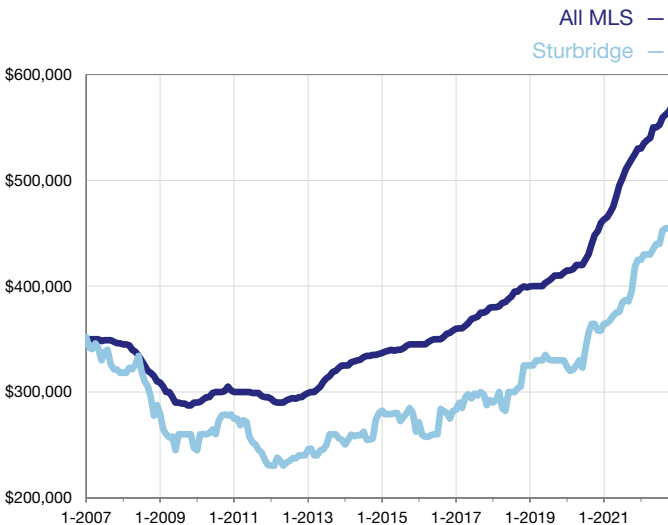
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	2	--	9	17	+ 88.9%
Closed Sales	0	1	--	9	15	+ 66.7%
Median Sales Price*	\$0	<b>\$245,000</b>	--	\$210,000	<b>\$333,000</b>	+ 58.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	0	47	--	24	18	- 25.0%
Percent of Original List Price Received*	0.0%	87.5%	--	100.6%	103.2%	+ 2.6%
New Listings	1	1	0.0%	11	18	+ 63.6%

\* 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

