

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	8	5	- 37.5%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Median Sales Price*	\$400,000	\$535,000	+ 33.8%	\$400,000	\$535,000	+ 33.8%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	32	55	+ 71.9%	32	55	+ 71.9%
Percent of Original List Price Received*	106.6%	97.1%	- 8.9%	106.6%	97.1%	- 8.9%
New Listings	10	8	- 20.0%	10	8	- 20.0%

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

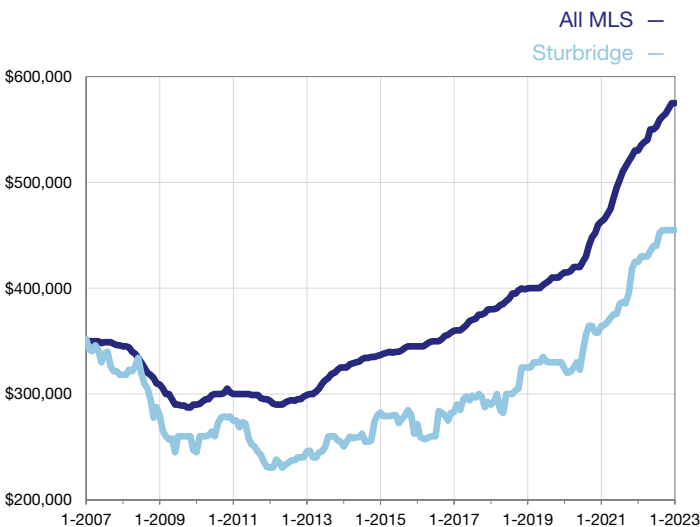
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	0	2	--	0	2	--
Median Sales Price*	\$0	\$269,300	--	\$0	\$269,300	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	27	--	0	27	--
Percent of Original List Price Received*	0.0%	99.2%	--	0.0%	99.2%	--
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

* 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

