

Local Market Update – August 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	10	9	- 10.0%	97	98	+ 1.0%
Closed Sales	17	8	- 52.9%	90	88	- 2.2%
Median Sales Price*	\$185,000	\$239,400	+ 29.4%	\$179,900	\$185,000	+ 2.8%
Inventory of Homes for Sale	45	32	- 28.9%	--	--	--
Months Supply of Inventory	3.9	3.1	- 20.5%	--	--	--
Cumulative Days on Market Until Sale	97	66	- 32.0%	139	87	- 37.4%
Percent of Original List Price Received*	94.4%	97.0%	+ 2.8%	93.9%	96.0%	+ 2.2%
New Listings	8	14	+ 75.0%	119	122	+ 2.5%

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

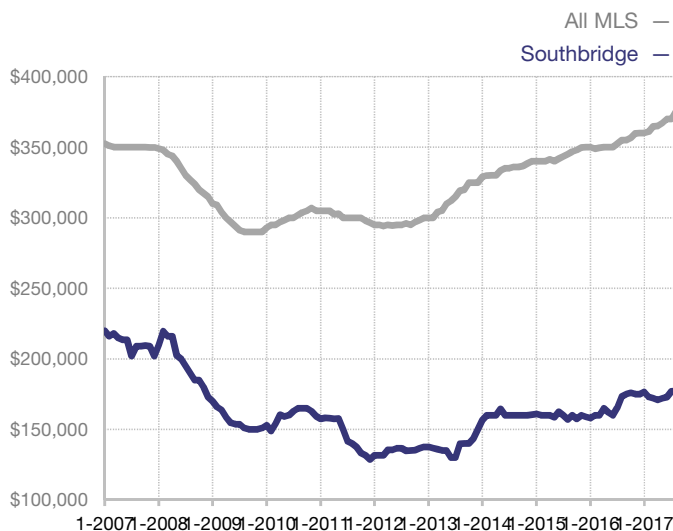
Condominium Properties

Key Metrics	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	1	1	0.0%	9	6	- 33.3%
Closed Sales	0	0	--	5	3	- 40.0%
Median Sales Price*	\$0	\$0	--	\$69,900	\$115,000	+ 64.5%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	80	6	- 92.5%
Percent of Original List Price Received*	0.0%	0.0%	--	88.1%	100.3%	+ 13.8%
New Listings	1	1	0.0%	10	6	- 40.0%

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

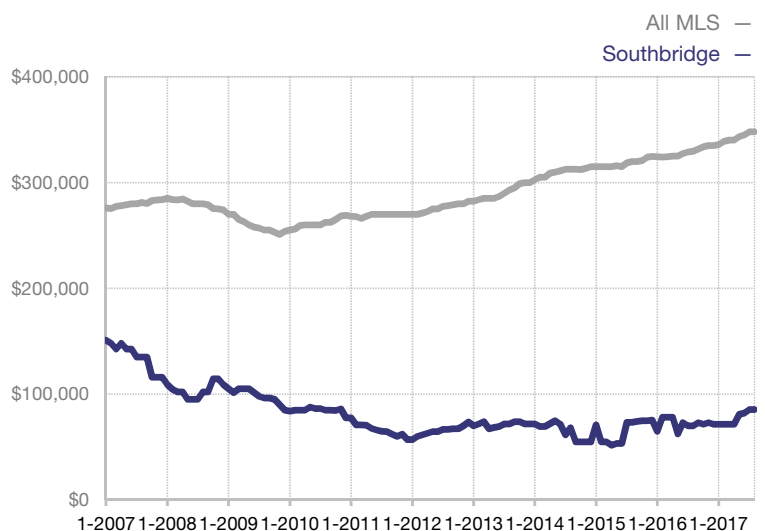
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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