

# Local Market Update – June 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

### Single-Family Properties

Key Metrics	June			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	17	17	0.0%	66	74	+ 12.1%
Closed Sales	15	16	+ 6.7%	48	57	+ 18.8%
Median Sales Price*	\$330,000	\$360,000	+ 9.1%	\$309,500	\$331,800	+ 7.2%
Inventory of Homes for Sale	58	48	- 17.2%	--	--	--
Months Supply of Inventory	5.5	4.6	- 16.4%	--	--	--
Cumulative Days on Market Until Sale	29	55	+ 89.7%	63	101	+ 60.3%
Percent of Original List Price Received*	97.4%	97.1%	- 0.3%	96.9%	96.6%	- 0.3%
New Listings	31	21	- 32.3%	120	105	- 12.5%

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

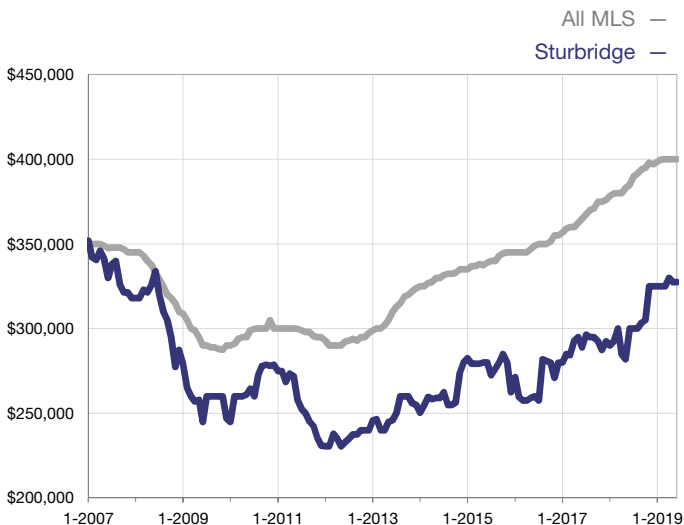
### Condominium Properties

Key Metrics	June			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	3	0.0%	14	14	0.0%
Closed Sales	2	6	+ 200.0%	14	11	- 21.4%
Median Sales Price*	\$239,950	\$268,500	+ 11.9%	\$208,250	\$235,000	+ 12.8%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	32	77	+ 140.6%	51	103	+ 102.0%
Percent of Original List Price Received*	98.0%	95.9%	- 2.1%	97.8%	95.6%	- 2.2%
New Listings	5	1	- 80.0%	16	10	- 37.5%

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

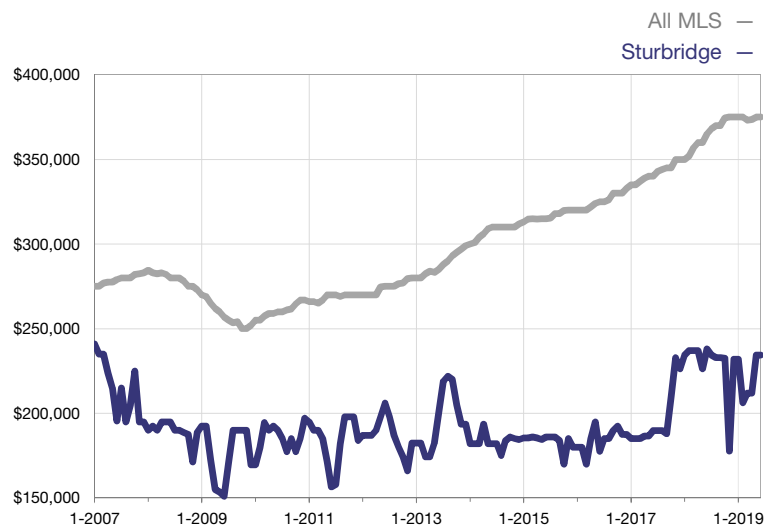
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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