

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	15	+ 50.0%	89	93	+ 4.5%
Closed Sales	21	12	- 42.9%	84	69	- 17.9%
Median Sales Price*	\$227,000	\$205,500	- 9.5%	\$203,250	\$210,000	+ 3.3%
Inventory of Homes for Sale	41	26	- 36.6%	--	--	--
Months Supply of Inventory	3.3	2.4	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	44	50	+ 13.6%	66	73	+ 10.6%
Percent of Original List Price Received*	94.5%	98.9%	+ 4.7%	96.0%	94.9%	- 1.1%
New Listings	16	18	+ 12.5%	111	111	0.0%

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

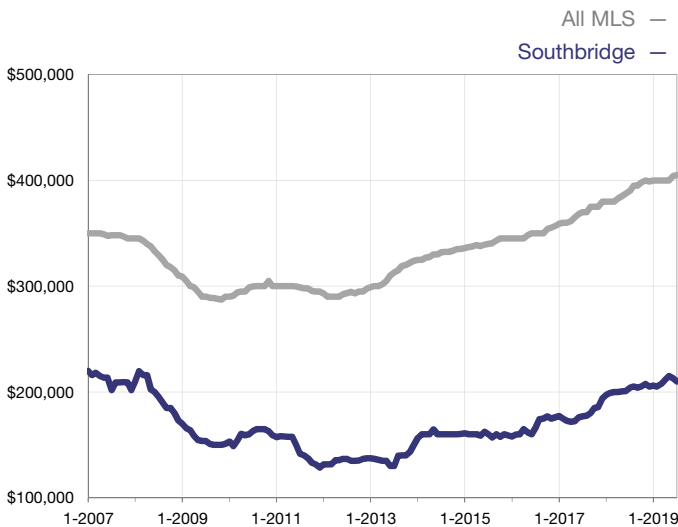
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	3	+ 200.0%	10	10	0.0%
Closed Sales	0	2	--	12	10	- 16.7%
Median Sales Price*	\$0	\$98,000	--	\$110,500	\$115,500	+ 4.5%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.5	2.3	+ 360.0%	--	--	--
Cumulative Days on Market Until Sale	0	44	--	47	36	- 23.4%
Percent of Original List Price Received*	0.0%	94.4%	--	96.0%	96.4%	+ 0.4%
New Listings	1	2	+ 100.0%	9	12	+ 33.3%

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

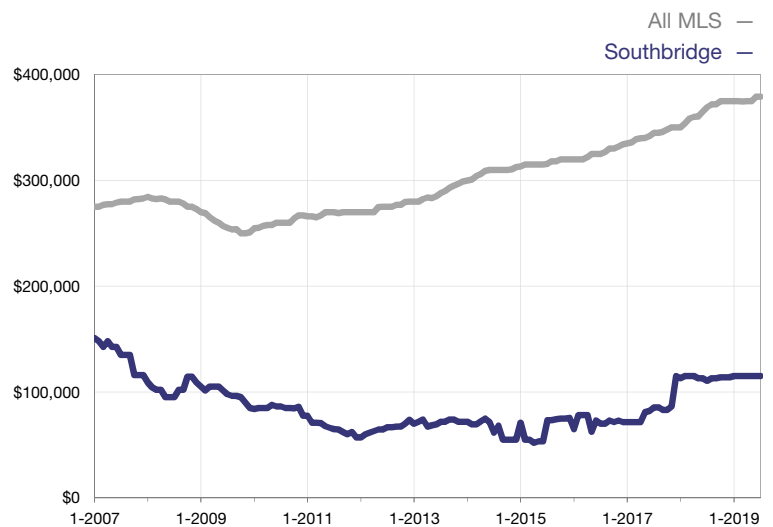
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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