

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	11	16	+ 45.5%	77	89	+ 15.6%
Closed Sales	13	13	0.0%	61	71	+ 16.4%
Median Sales Price*	\$335,000	<b>\$330,000</b>	- 1.5%	\$310,000	<b>\$330,000</b>	+ 6.5%
Inventory of Homes for Sale	63	44	- 30.2%	--	--	--
Months Supply of Inventory	6.0	4.2	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	54	55	+ 1.9%	61	93	+ 52.5%
Percent of Original List Price Received*	99.2%	98.6%	- 0.6%	97.4%	97.0%	- 0.4%
New Listings	18	21	+ 16.7%	138	125	- 9.4%

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

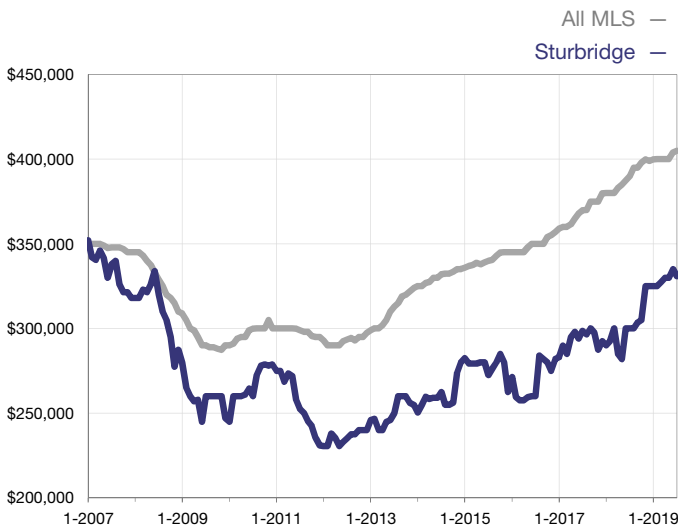
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	14	14	0.0%
Closed Sales	2	3	+ 50.0%	16	14	- 12.5%
Median Sales Price*	\$198,450	<b>\$279,000</b>	+ 40.6%	\$206,250	<b>\$260,000</b>	+ 26.1%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	22	164	+ 645.5%	48	116	+ 141.7%
Percent of Original List Price Received*	98.3%	95.7%	- 2.6%	97.9%	95.6%	- 2.3%
New Listings	1	1	0.0%	17	11	- 35.3%

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

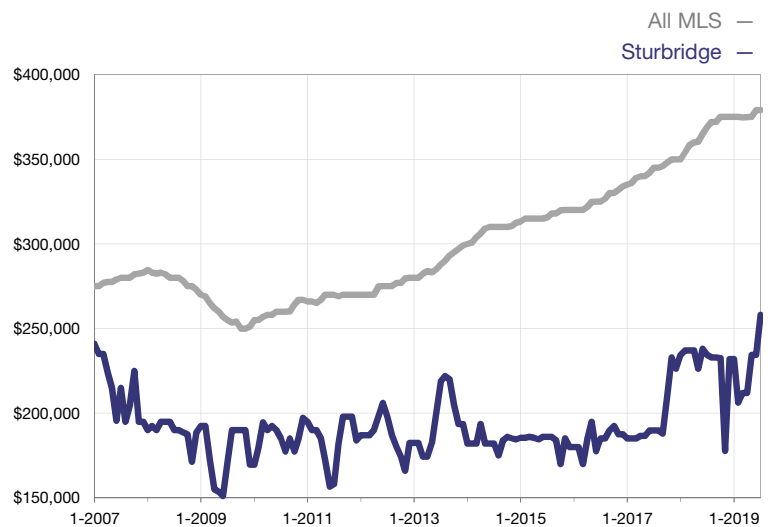
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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