

# Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

### Single-Family Properties

Key Metrics	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	13	+ 116.7%	83	102	+ 22.9%
Closed Sales	17	25	+ 47.1%	78	97	+ 24.4%
Median Sales Price*	\$336,500	<b>\$340,000</b>	+ 1.0%	\$322,500	<b>\$330,000</b>	+ 2.3%
Inventory of Homes for Sale	70	39	- 44.3%	--	--	--
Months Supply of Inventory	6.3	3.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	52	69	+ 32.7%	59	89	+ 50.8%
Percent of Original List Price Received*	95.8%	<b>97.4%</b>	+ 1.7%	97.1%	<b>97.0%</b>	- 0.1%
New Listings	17	13	- 23.5%	155	138	- 11.0%

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

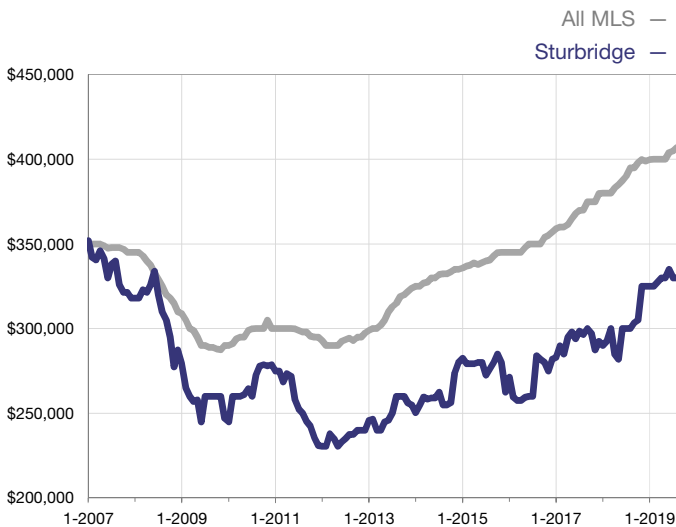
### Condominium Properties

Key Metrics	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	1	--	14	15	+ 7.1%
Closed Sales	1	0	- 100.0%	17	14	- 17.6%
Median Sales Price*	\$160,000	<b>\$0</b>	- 100.0%	\$180,500	<b>\$260,000</b>	+ 44.0%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	2.8	1.3	- 53.6%	--	--	--
Cumulative Days on Market Until Sale	10	0	- 100.0%	45	116	+ 157.8%
Percent of Original List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	98.0%	<b>95.6%</b>	- 2.4%
New Listings	2	2	0.0%	19	13	- 31.6%

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

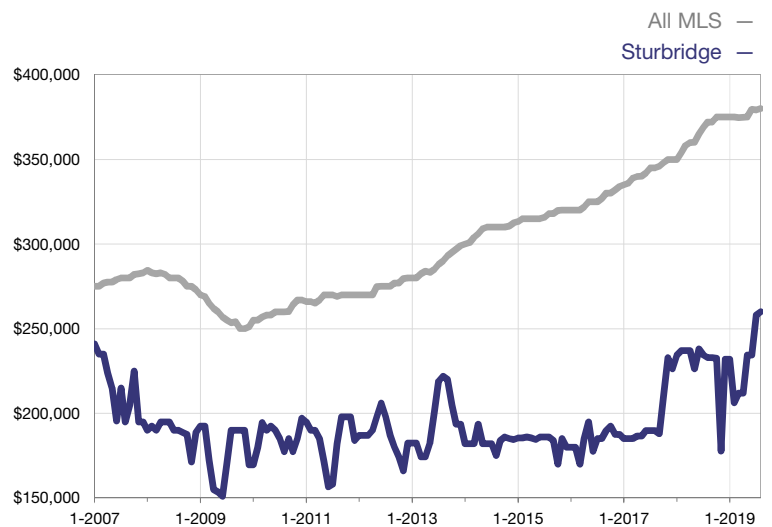
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.