

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	11	- 35.3%	34	27	- 20.6%
Closed Sales	11	14	+ 27.3%	27	34	+ 25.9%
Median Sales Price*	\$331,500	\$432,950	+ 30.6%	\$319,500	\$420,000	+ 31.5%
Inventory of Homes for Sale	30	13	- 56.7%	--	--	--
Months Supply of Inventory	2.6	0.9	- 65.4%	--	--	--
Cumulative Days on Market Until Sale	106	54	- 49.1%	88	49	- 44.3%
Percent of Original List Price Received*	90.3%	96.2%	+ 6.5%	93.0%	97.5%	+ 4.8%
New Listings	20	11	- 45.0%	41	25	- 39.0%

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

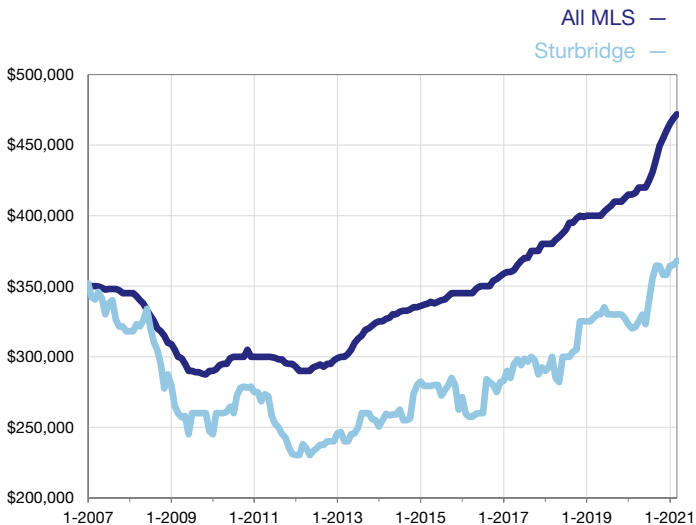
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	0	- 100.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$294,900	\$0	- 100.0%	\$252,750	\$183,500	- 27.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	3	0	- 100.0%	96	107	+ 11.5%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	98.3%	99.2%	+ 0.9%
New Listings	1	0	- 100.0%	4	0	- 100.0%

* 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

