

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	13	+ 30.0%	44	40	- 9.1%
Closed Sales	10	4	- 60.0%	44	41	- 6.8%
Median Sales Price*	\$190,500	\$304,500	+ 59.8%	\$230,000	\$274,900	+ 19.5%
Inventory of Homes for Sale	29	9	- 69.0%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--
Cumulative Days on Market Until Sale	39	12	- 69.2%	79	29	- 63.3%
Percent of Original List Price Received*	98.9%	98.4%	- 0.5%	96.8%	101.5%	+ 4.9%
New Listings	8	11	+ 37.5%	52	42	- 19.2%

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

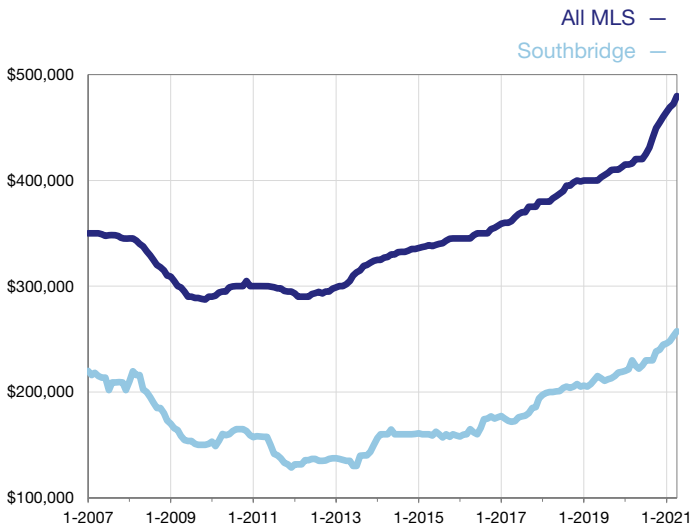
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	7	7	0.0%
Closed Sales	0	2	--	6	3	- 50.0%
Median Sales Price*	\$0	\$154,950	--	\$106,825	\$165,000	+ 54.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	0	44	--	121	30	- 75.2%
Percent of Original List Price Received*	0.0%	98.6%	--	90.6%	100.1%	+ 10.5%
New Listings	0	3	--	4	8	+ 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

