

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	15	+ 114.3%	41	41	0.0%
Closed Sales	13	9	- 30.8%	40	43	+ 7.5%
Median Sales Price*	\$340,000	\$385,000	+ 13.2%	\$324,950	\$410,000	+ 26.2%
Inventory of Homes for Sale	31	15	- 51.6%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--
Cumulative Days on Market Until Sale	55	82	+ 49.1%	77	56	- 27.3%
Percent of Original List Price Received*	96.7%	102.7%	+ 6.2%	94.2%	98.5%	+ 4.6%
New Listings	9	16	+ 77.8%	50	41	- 18.0%

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

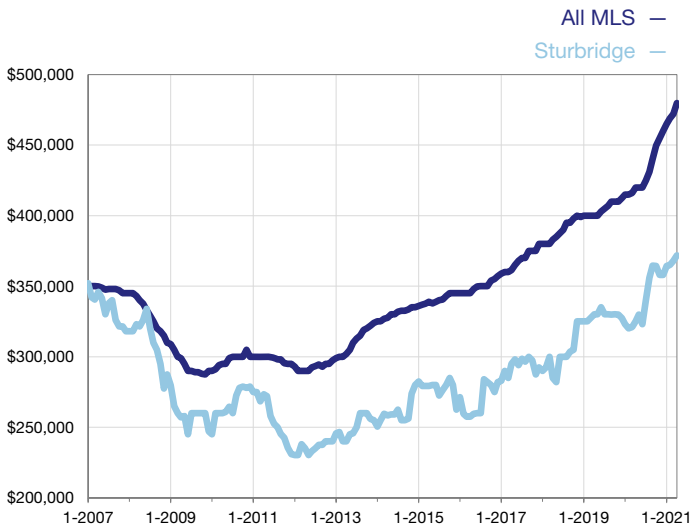
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	4	2	- 50.0%
Closed Sales	0	0	--	4	1	- 75.0%
Median Sales Price*	\$0	\$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	0	0	--	96	107	+ 11.5%
Percent of Original List Price Received*	0.0%	0.0%	--	98.3%	99.2%	+ 0.9%
New Listings	0	1	--	4	1	- 75.0%

* 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

