

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	10	- 23.1%	57	50	- 12.3%
Closed Sales	13	10	- 23.1%	57	51	- 10.5%
Median Sales Price*	\$217,000	\$280,000	+ 29.0%	\$228,000	\$274,900	+ 20.6%
Inventory of Homes for Sale	29	13	- 55.2%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	47	23	- 51.1%	72	28	- 61.1%
Percent of Original List Price Received*	98.6%	107.0%	+ 8.5%	97.2%	102.6%	+ 5.6%
New Listings	15	15	0.0%	67	57	- 14.9%

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

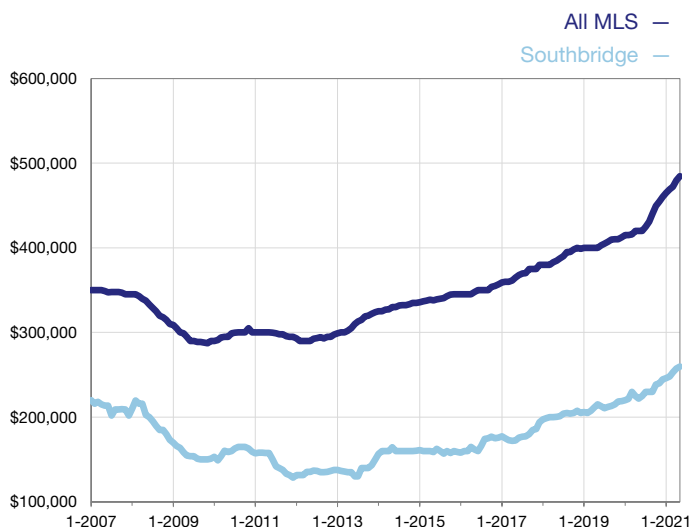
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	4	+ 100.0%	9	11	+ 22.2%
Closed Sales	2	3	+ 50.0%	8	6	- 25.0%
Median Sales Price*	\$94,590	\$125,000	+ 32.1%	\$103,515	\$152,450	+ 47.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	172	11	- 93.6%	134	21	- 84.3%
Percent of Original List Price Received*	93.3%	106.2%	+ 13.8%	91.3%	103.1%	+ 12.9%
New Listings	2	3	+ 50.0%	6	11	+ 83.3%

* 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

