

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	10	- 16.7%	53	50	- 5.7%
Closed Sales	10	12	+ 20.0%	50	55	+ 10.0%
Median Sales Price*	\$348,500	\$429,500	+ 23.2%	\$330,700	\$417,000	+ 26.1%
Inventory of Homes for Sale	35	13	- 62.9%	--	--	--
Months Supply of Inventory	3.0	0.9	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	45	17	- 62.2%	71	47	- 33.8%
Percent of Original List Price Received*	92.2%	106.3%	+ 15.3%	93.8%	100.2%	+ 6.8%
New Listings	19	7	- 63.2%	69	48	- 30.4%

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

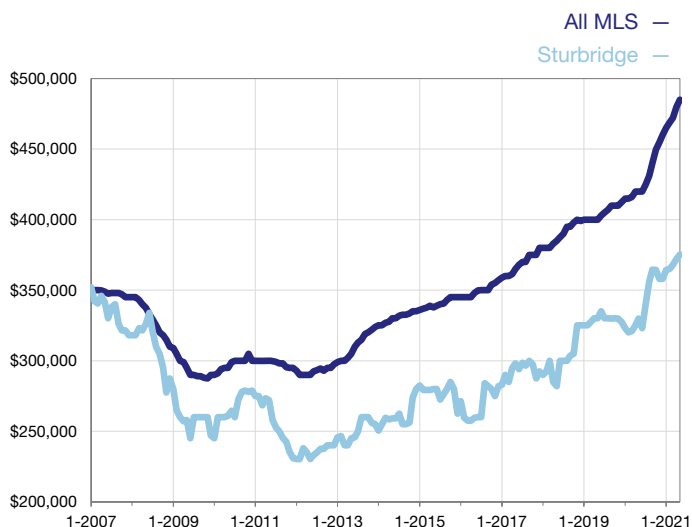
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$137,000	\$0	- 100.0%	\$246,000	\$183,500	- 25.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	64	0	- 100.0%	89	107	+ 20.2%
Percent of Original List Price Received*	94.5%	0.0%	- 100.0%	97.6%	99.2%	+ 1.6%
New Listings	0	1	--	4	2	- 50.0%

* 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

