

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	15	+ 50.0%	129	127	- 1.6%
Closed Sales	11	6	- 45.5%	132	132	0.0%
Median Sales Price*	\$300,000	\$302,450	+ 0.8%	\$289,000	\$325,000	+ 12.5%
Inventory of Homes for Sale	30	16	- 46.7%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	22	21	- 4.5%	30	30	0.0%
Percent of Original List Price Received*	103.7%	99.3%	- 4.2%	102.9%	102.2%	- 0.7%
New Listings	14	18	+ 28.6%	159	150	- 5.7%

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

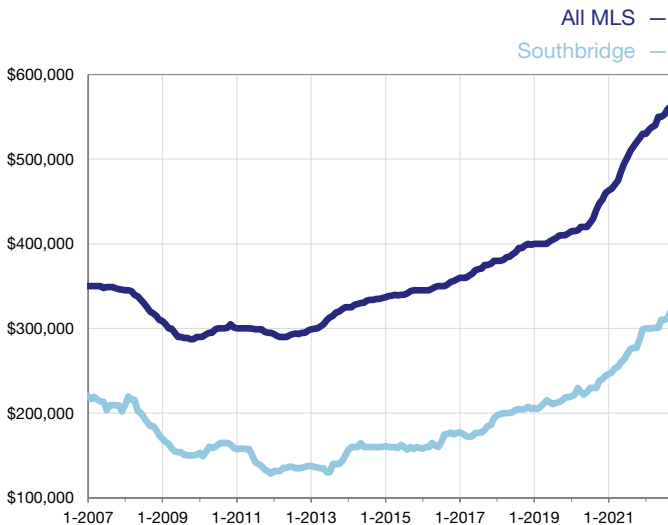
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	18	13	- 27.8%
Closed Sales	0	2	--	18	12	- 33.3%
Median Sales Price*	\$0	\$158,500	--	\$167,500	\$174,250	+ 4.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	26	--	20	25	+ 25.0%
Percent of Original List Price Received*	0.0%	101.4%	--	104.7%	106.0%	+ 1.2%
New Listings	0	0	--	19	14	- 26.3%

* 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

