

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	8	+ 60.0%	110	119	+ 8.2%
Closed Sales	13	9	- 30.8%	120	115	- 4.2%
Median Sales Price*	\$450,000	<b>\$424,900</b>	- 5.6%	\$425,000	<b>\$455,000</b>	+ 7.1%
Inventory of Homes for Sale	27	14	- 48.1%	--	--	--
Months Supply of Inventory	2.6	1.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	32	21	- 34.4%	41	25	- 39.0%
Percent of Original List Price Received*	99.4%	100.0%	+ 0.6%	102.9%	101.2%	- 1.7%
New Listings	7	4	- 42.9%	133	145	+ 9.0%

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

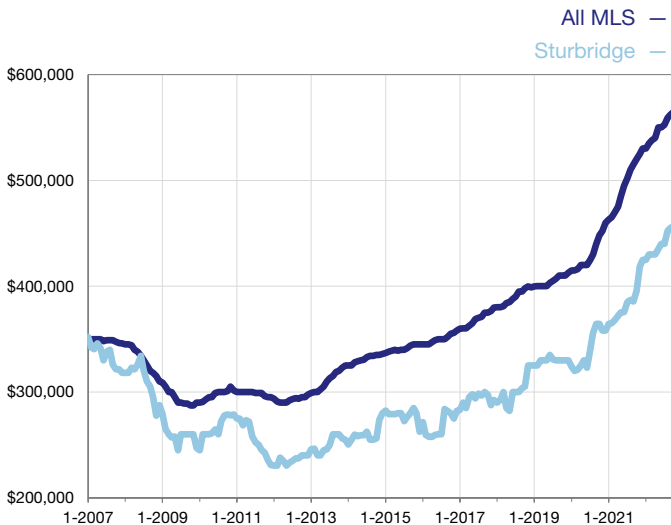
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	2	--	9	16	+ 77.8%
Closed Sales	3	1	- 66.7%	9	14	+ 55.6%
Median Sales Price*	\$210,000	<b>\$430,000</b>	+ 104.8%	\$210,000	<b>\$336,500</b>	+ 60.2%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	5	20	+ 300.0%	24	16	- 33.3%
Percent of Original List Price Received*	100.8%	102.4%	+ 1.6%	100.6%	104.3%	+ 3.7%
New Listings	1	1	0.0%	10	17	+ 70.0%

\* 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

