

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	11	- 15.4%	22	18	- 18.2%
Closed Sales	12	6	- 50.0%	23	14	- 39.1%
Median Sales Price*	\$253,863	\$352,500	+ 38.9%	\$267,000	\$348,500	+ 30.5%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	52	26	- 50.0%	39	33	- 15.4%
Percent of Original List Price Received*	98.3%	98.9%	+ 0.6%	100.5%	98.5%	- 2.0%
New Listings	11	9	- 18.2%	21	20	- 4.8%

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

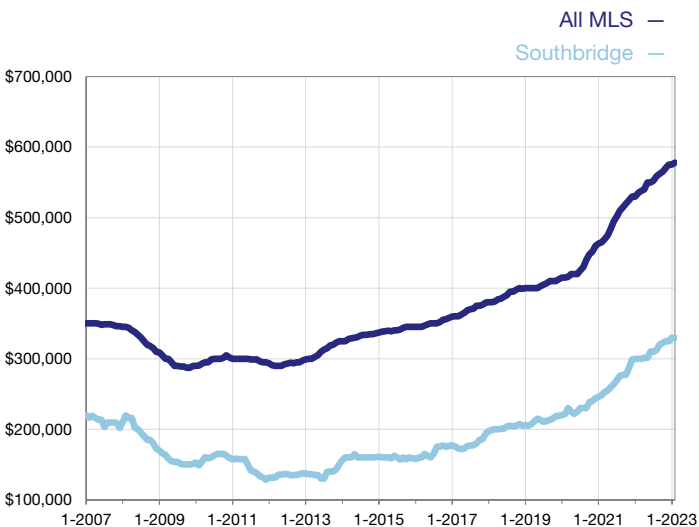
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	2	--	0	2	--
Median Sales Price*	\$0	\$282,500	--	\$0	\$282,500	--
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	0	77	--	0	77	--
Percent of Original List Price Received*	0.0%	102.1%	--	0.0%	102.1%	--
New Listings	1	0	- 100.0%	1	1	0.0%

* 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

