

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	11	+ 120.0%	13	15	+ 15.4%
Closed Sales	7	4	- 42.9%	10	9	- 10.0%
Median Sales Price*	\$475,000	<b>\$293,500</b>	- 38.2%	\$465,000	<b>\$505,000</b>	+ 8.6%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	35	80	+ 128.6%	34	66	+ 94.1%
Percent of Original List Price Received*	101.7%	90.5%	- 11.0%	103.2%	94.1%	- 8.8%
New Listings	10	7	- 30.0%	20	15	- 25.0%

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

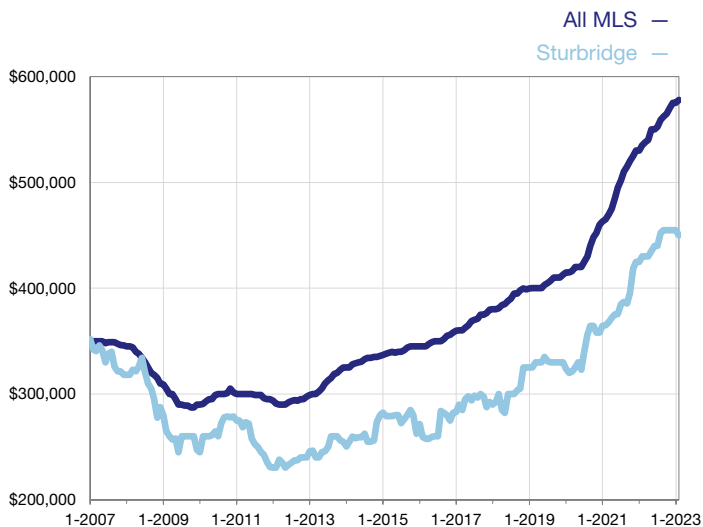
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	1	2	+ 100.0%	1	4	+ 300.0%
Median Sales Price*	\$395,000	<b>\$198,050</b>	- 49.9%	\$395,000	<b>\$229,300</b>	- 41.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	8	75	+ 837.5%	8	51	+ 537.5%
Percent of Original List Price Received*	104.2%	97.9%	- 6.0%	104.2%	98.6%	- 5.4%
New Listings	1	0	- 100.0%	2	2	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

