

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southbridge

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	14	0.0%	36	29	- 19.4%
Closed Sales	12	8	- 33.3%	35	22	- 37.1%
Median Sales Price*	\$325,000	<b>\$324,500</b>	- 0.2%	\$295,000	<b>\$342,000</b>	+ 15.9%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	38	39	+ 2.6%	38	35	- 7.9%
Percent of Original List Price Received*	105.4%	<b>98.2%</b>	- 6.8%	102.2%	<b>98.4%</b>	- 3.7%
New Listings	12	14	+ 16.7%	33	34	+ 3.0%

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

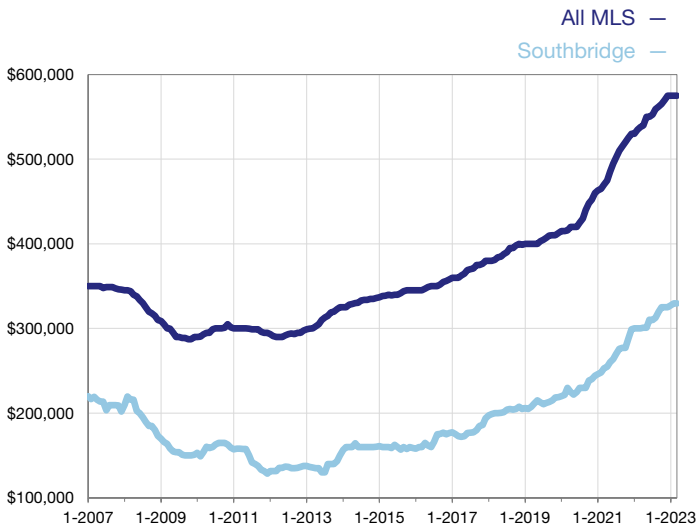
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	2	2	0.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Median Sales Price*	\$80,000	<b>\$0</b>	- 100.0%	\$80,000	<b>\$282,500</b>	+ 253.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	50	0	- 100.0%	50	77	+ 54.0%
Percent of Original List Price Received*	106.7%	<b>0.0%</b>	- 100.0%	106.7%	<b>102.1%</b>	- 4.3%
New Listings	0	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

