

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	23	20	- 13.0%
Closed Sales	6	7	+ 16.7%	16	16	0.0%
Median Sales Price*	\$422,500	<b>\$410,000</b>	- 3.0%	\$455,000	<b>\$449,500</b>	- 1.2%
Inventory of Homes for Sale	20	8	- 60.0%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	41	47	+ 14.6%	36	58	+ 61.1%
Percent of Original List Price Received*	105.7%	96.5%	- 8.7%	104.1%	95.2%	- 8.5%
New Listings	13	7	- 46.2%	33	22	- 33.3%

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

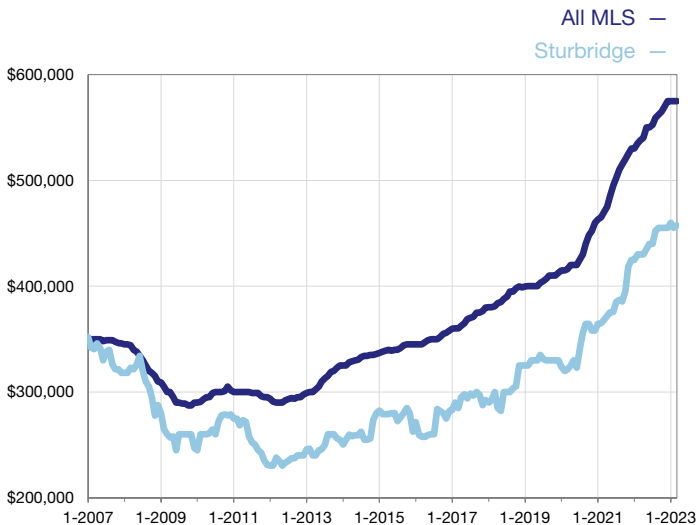
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	4	4	0.0%
Closed Sales	2	1	- 50.0%	3	5	+ 66.7%
Median Sales Price*	\$292,600	<b>\$399,900</b>	+ 36.7%	\$395,000	<b>\$230,000</b>	- 41.8%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	21	9	- 57.1%	17	42	+ 147.1%
Percent of Original List Price Received*	98.2%	100.0%	+ 1.8%	100.2%	98.9%	- 1.3%
New Listings	3	1	- 66.7%	5	3	- 40.0%

\* 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

