

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southbridge

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	23	+ 283.3%	42	49	+ 16.7%
Closed Sales	20	8	- 60.0%	55	30	- 45.5%
Median Sales Price*	\$332,500	<b>\$305,000</b>	- 8.3%	\$315,000	<b>\$333,500</b>	+ 5.9%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	35	38	+ 8.6%	37	36	- 2.7%
Percent of Original List Price Received*	105.1%	99.1%	- 5.7%	103.2%	98.6%	- 4.5%
New Listings	13	17	+ 30.8%	46	51	+ 10.9%

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

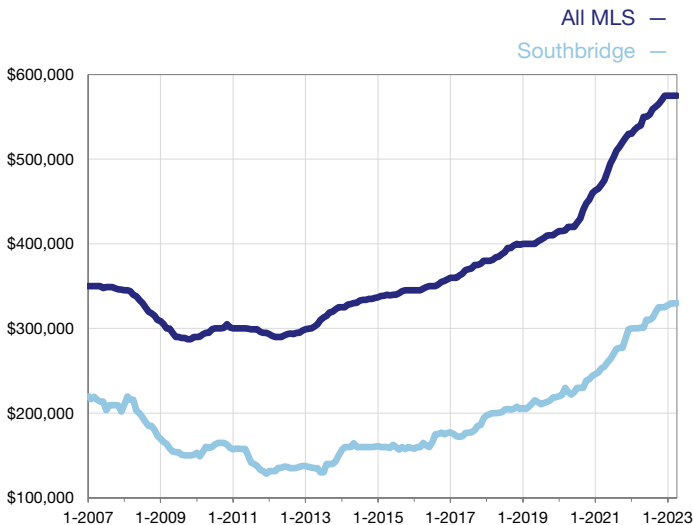
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$80,000	<b>\$282,500</b>	+ 253.1%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	50	77	+ 54.0%
Percent of Original List Price Received*	0.0%	0.0%	--	106.7%	102.1%	- 4.3%
New Listings	2	0	- 100.0%	3	1	- 66.7%

\* 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

