

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	5	- 58.3%	35	24	- 31.4%
Closed Sales	13	7	- 46.2%	29	23	- 20.7%
Median Sales Price*	\$430,000	\$455,000	+ 5.8%	\$435,000	\$455,000	+ 4.6%
Inventory of Homes for Sale	23	12	- 47.8%	--	--	--
Months Supply of Inventory	2.5	1.3	- 48.0%	--	--	--
Cumulative Days on Market Until Sale	30	59	+ 96.7%	33	58	+ 75.8%
Percent of Original List Price Received*	102.8%	96.0%	- 6.6%	103.5%	95.4%	- 7.8%
New Listings	16	10	- 37.5%	49	32	- 34.7%

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

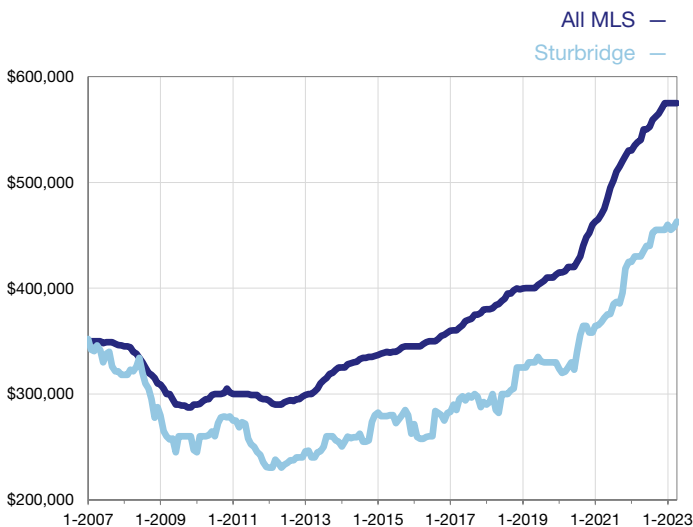
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	6	4	- 33.3%
Closed Sales	1	1	0.0%	4	6	+ 50.0%
Median Sales Price*	\$375,000	\$317,000	- 15.5%	\$385,000	\$270,000	- 29.9%
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	5	29	+ 480.0%	14	40	+ 185.7%
Percent of Original List Price Received*	107.1%	99.1%	- 7.5%	101.9%	98.9%	- 2.9%
New Listings	1	0	- 100.0%	6	3	- 50.0%

* 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

