

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	13	+ 18.2%	53	57	+ 7.5%
Closed Sales	5	10	+ 100.0%	60	41	- 31.7%
Median Sales Price*	\$347,000	\$325,000	- 6.3%	\$317,500	\$330,000	+ 3.9%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	21	43	+ 104.8%	36	40	+ 11.1%
Percent of Original List Price Received*	102.5%	96.6%	- 5.8%	103.2%	98.2%	- 4.8%
New Listings	14	12	- 14.3%	58	63	+ 8.6%

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

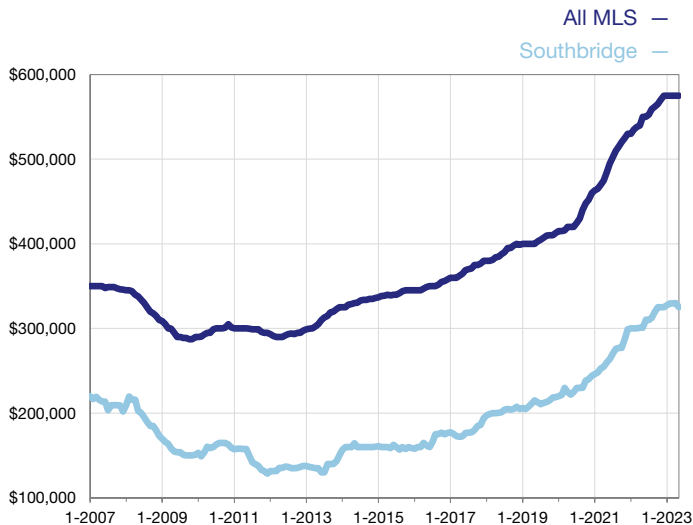
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	4	2	- 50.0%
Closed Sales	2	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$175,500	\$0	- 100.0%	\$152,000	\$282,500	+ 85.9%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	30	77	+ 156.7%
Percent of Original List Price Received*	103.9%	0.0%	- 100.0%	104.8%	102.1%	- 2.6%
New Listings	2	2	0.0%	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

