

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	16	+ 6.7%	50	38	- 24.0%
Closed Sales	11	6	- 45.5%	40	29	- 27.5%
Median Sales Price*	\$517,000	<b>\$451,000</b>	- 12.8%	\$447,500	<b>\$452,000</b>	+ 1.0%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	20	20	0.0%	30	50	+ 66.7%
Percent of Original List Price Received*	103.2%	107.6%	+ 4.3%	103.4%	98.0%	- 5.2%
New Listings	12	12	0.0%	61	44	- 27.9%

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

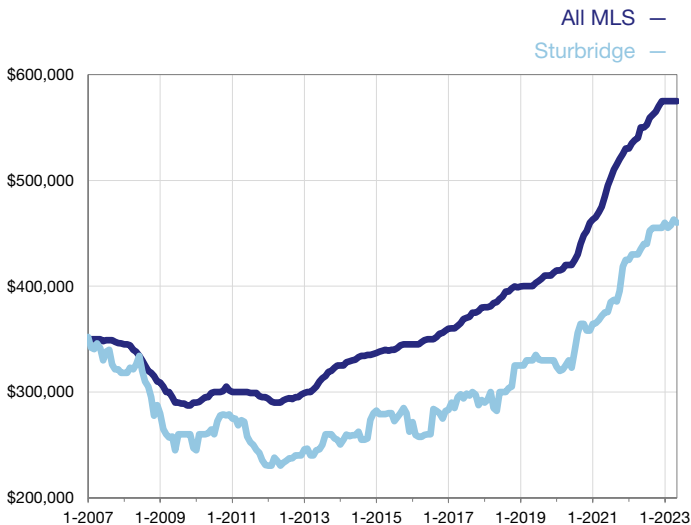
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	8	4	- 50.0%
Closed Sales	1	0	- 100.0%	5	6	+ 20.0%
Median Sales Price*	\$333,000	<b>\$0</b>	- 100.0%	\$375,000	<b>\$270,000</b>	- 28.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	15	40	+ 166.7%
Percent of Original List Price Received*	111.0%	0.0%	- 100.0%	103.8%	98.9%	- 4.7%
New Listings	1	0	- 100.0%	7	3	- 57.1%

\* 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

