

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	16	+ 45.5%	64	70	+ 9.4%
Closed Sales	10	16	+ 60.0%	70	59	- 15.7%
Median Sales Price*	\$362,450	\$362,500	+ 0.0%	\$332,500	\$339,000	+ 2.0%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	19	20	+ 5.3%	33	35	+ 6.1%
Percent of Original List Price Received*	98.4%	103.4%	+ 5.1%	102.5%	99.6%	- 2.8%
New Listings	19	13	- 31.6%	77	76	- 1.3%

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

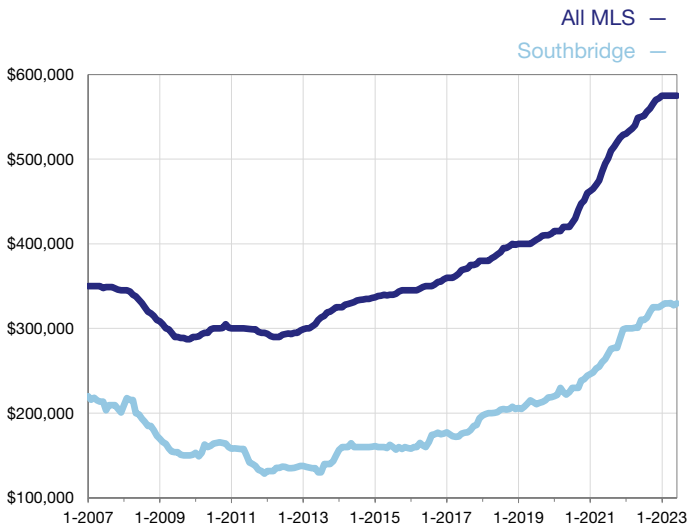
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	4	4	0.0%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Median Sales Price*	\$145,000	\$380,000	+ 162.1%	\$148,500	\$380,000	+ 155.9%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	7	335	+ 4,685.7%	25	163	+ 552.0%
Percent of Original List Price Received*	113.4%	101.3%	- 10.7%	107.0%	101.8%	- 4.9%
New Listings	3	0	- 100.0%	8	3	- 62.5%

* 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

