

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	12	+ 33.3%	59	49	- 16.9%
Closed Sales	15	8	- 46.7%	55	37	- 32.7%
Median Sales Price*	\$475,000	<b>\$403,000</b>	- 15.2%	\$460,000	<b>\$439,000</b>	- 4.6%
Inventory of Homes for Sale	22	7	- 68.2%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	20	18	- 10.0%	27	43	+ 59.3%
Percent of Original List Price Received*	100.6%	99.3%	- 1.3%	102.6%	98.2%	- 4.3%
New Listings	12	11	- 8.3%	73	54	- 26.0%

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

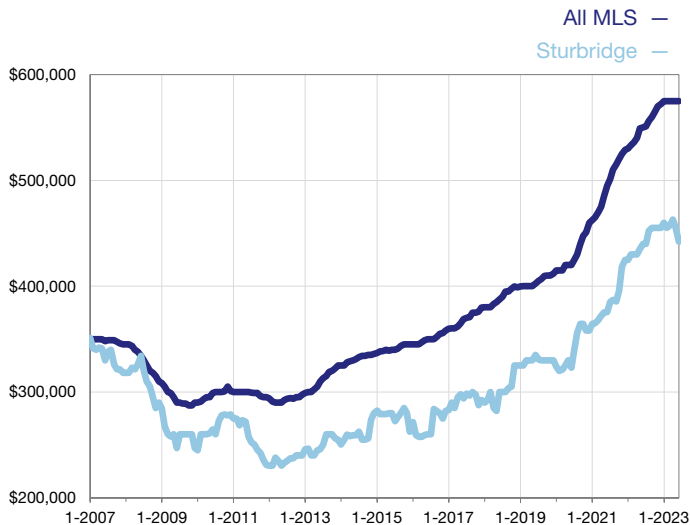
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	8	4	- 50.0%
Closed Sales	3	0	- 100.0%	8	6	- 25.0%
Median Sales Price*	\$340,000	<b>\$0</b>	- 100.0%	\$357,500	<b>\$270,000</b>	- 24.5%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	19	40	+ 110.5%
Percent of Original List Price Received*	109.7%	0.0%	- 100.0%	106.0%	98.9%	- 6.7%
New Listings	2	0	- 100.0%	9	3	- 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

