

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	11	- 21.4%	78	79	+ 1.3%
Closed Sales	9	9	0.0%	79	68	- 13.9%
Median Sales Price*	\$315,000	\$320,000	+ 1.6%	\$320,000	\$336,500	+ 5.2%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	22	13	- 40.9%	32	32	0.0%
Percent of Original List Price Received*	107.4%	103.0%	- 4.1%	103.1%	100.1%	- 2.9%
New Listings	15	13	- 13.3%	92	89	- 3.3%

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

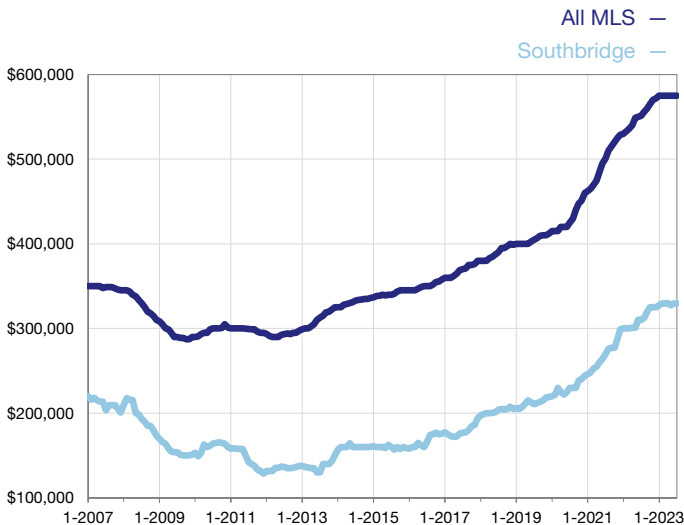
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	7	5	- 28.6%
Closed Sales	1	2	+ 100.0%	5	5	0.0%
Median Sales Price*	\$205,500	\$225,500	+ 9.7%	\$152,000	\$240,000	+ 57.9%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	20	13	- 35.0%	24	103	+ 329.2%
Percent of Original List Price Received*	104.8%	101.3%	- 3.3%	106.6%	101.6%	- 4.7%
New Listings	2	3	+ 50.0%	10	6	- 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

