

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	12	- 25.0%	75	58	- 22.7%
Closed Sales	9	10	+ 11.1%	64	47	- 26.6%
Median Sales Price*	\$435,000	\$579,950	+ 33.3%	\$455,000	\$455,000	0.0%
Inventory of Homes for Sale	29	15	- 48.3%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	14	21	+ 50.0%	25	39	+ 56.0%
Percent of Original List Price Received*	104.0%	102.0%	- 1.9%	102.8%	99.0%	- 3.7%
New Listings	24	18	- 25.0%	97	72	- 25.8%

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

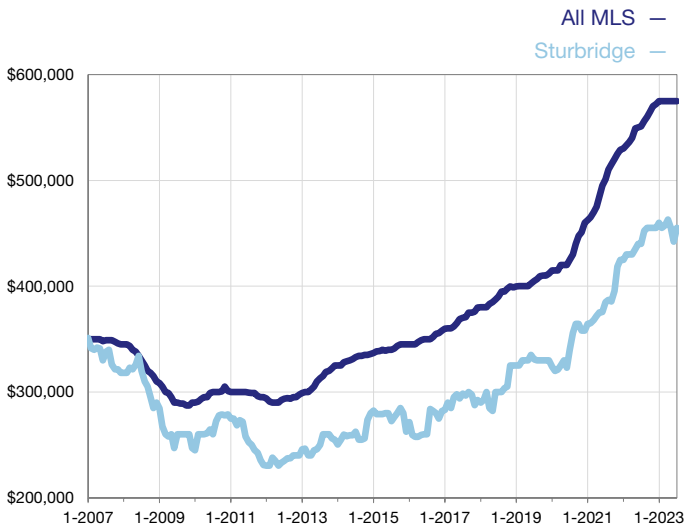
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	10	4	- 60.0%
Closed Sales	0	0	--	8	6	- 25.0%
Median Sales Price*	\$0	\$0	--	\$357,500	\$270,000	- 24.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	19	40	+ 110.5%
Percent of Original List Price Received*	0.0%	0.0%	--	106.0%	98.9%	- 6.7%
New Listings	0	1	--	9	4	- 55.6%

* 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

