

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	19	+ 5.6%	96	94	- 2.1%
Closed Sales	19	9	- 52.6%	98	77	- 21.4%
Median Sales Price*	\$325,000	\$342,000	+ 5.2%	\$322,500	\$337,000	+ 4.5%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	21	31	+ 47.6%	30	32	+ 6.7%
Percent of Original List Price Received*	102.5%	100.2%	- 2.2%	102.9%	100.1%	- 2.7%
New Listings	15	10	- 33.3%	107	99	- 7.5%

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

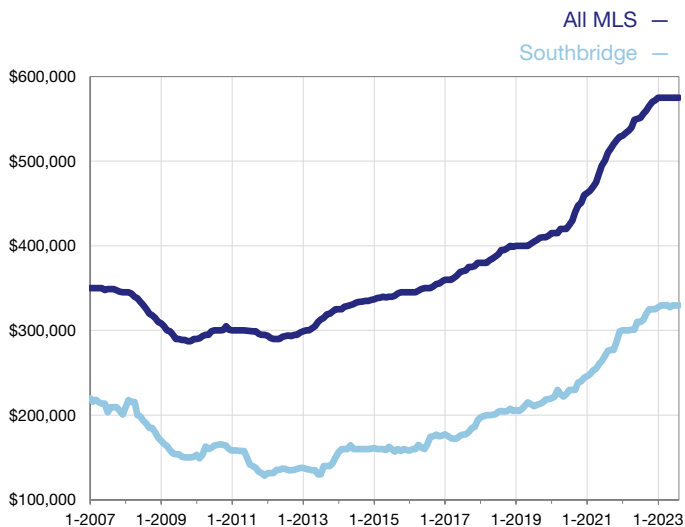
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	8	9	+ 12.5%
Closed Sales	3	2	- 33.3%	8	7	- 12.5%
Median Sales Price*	\$188,500	\$205,000	+ 8.8%	\$174,250	\$211,000	+ 21.1%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	11	- 45.0%	22	76	+ 245.5%
Percent of Original List Price Received*	109.8%	101.2%	- 7.8%	107.8%	101.5%	- 5.8%
New Listings	1	2	+ 100.0%	11	8	- 27.3%

* 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

