

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	14	0.0%	89	68	- 23.6%
Closed Sales	16	16	0.0%	80	64	- 20.0%
Median Sales Price*	\$533,000	\$512,450	- 3.9%	\$462,500	\$465,000	+ 0.5%
Inventory of Homes for Sale	28	15	- 46.4%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	18	21	+ 16.7%	24	35	+ 45.8%
Percent of Original List Price Received*	100.5%	100.0%	- 0.5%	102.4%	99.4%	- 2.9%
New Listings	15	11	- 26.7%	112	83	- 25.9%

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

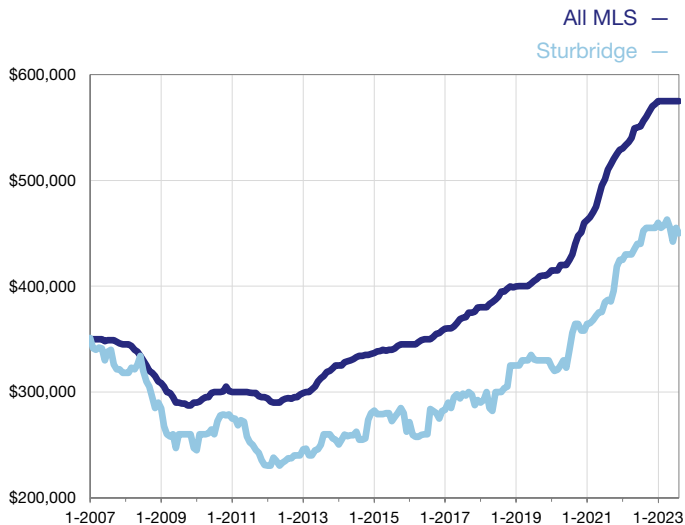
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	12	6	- 50.0%
Closed Sales	2	0	- 100.0%	10	6	- 40.0%
Median Sales Price*	\$352,450	\$0	- 100.0%	\$357,500	\$270,000	- 24.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	18	40	+ 122.2%
Percent of Original List Price Received*	98.5%	0.0%	- 100.0%	104.5%	98.9%	- 5.4%
New Listings	3	2	- 33.3%	12	6	- 50.0%

* 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

