

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

| Key Metrics | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 4 | 7 | + 75.0% | 100 | 97 | - 3.0% |
| Closed Sales | 17 | 14 | - 17.6% | 115 | 92 | - 20.0% |
| Median Sales Price* | \$330,000 | \$355,000 | + 7.6% | \$329,900 | \$338,000 | + 2.5% |
| Inventory of Homes for Sale | 21 | 4 | - 81.0% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 0.4 | - 78.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 30 | 25 | - 16.7% | 30 | 31 | + 3.3% |
| Percent of Original List Price Received* | 103.0% | 103.2% | + 0.2% | 103.0% | 100.7% | - 2.2% |
| New Listings | 13 | 6 | - 53.8% | 120 | 105 | - 12.5% |

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

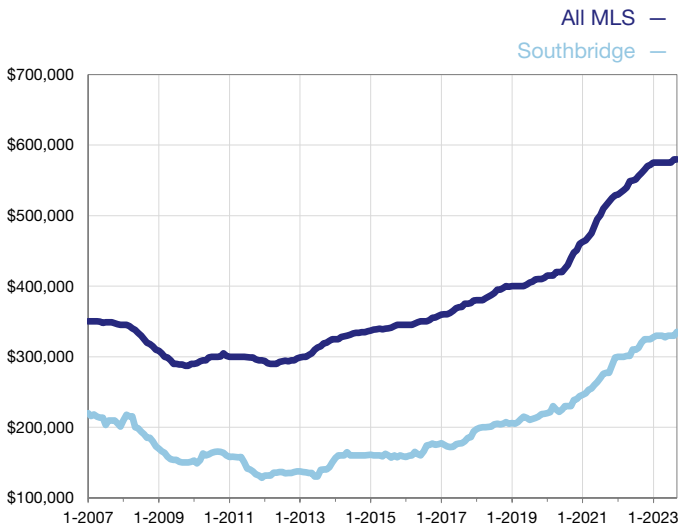
Condominium Properties

| Key Metrics | September | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 2 | 0 | - 100.0% | 10 | 9 | - 10.0% |
| Closed Sales | 1 | 3 | + 200.0% | 9 | 10 | + 11.1% |
| Median Sales Price* | \$159,900 | \$216,000 | + 35.1% | \$160,000 | \$215,500 | + 34.7% |
| Inventory of Homes for Sale | 4 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 0.0 | - 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 53 | 13 | - 75.5% | 26 | 57 | + 119.2% |
| Percent of Original List Price Received* | 106.7% | 104.8% | - 1.8% | 107.7% | 102.5% | - 4.8% |
| New Listings | 2 | 0 | - 100.0% | 13 | 8 | - 38.5% |

* 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

