

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	5	- 54.5%	100	73	- 27.0%
Closed Sales	13	10	- 23.1%	93	74	- 20.4%
Median Sales Price*	\$495,000	<b>\$550,000</b>	+ 11.1%	\$465,000	<b>\$480,000</b>	+ 3.2%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	25	23	- 8.0%	24	33	+ 37.5%
Percent of Original List Price Received*	97.9%	100.5%	+ 2.7%	101.8%	99.5%	- 2.3%
New Listings	11	7	- 36.4%	123	90	- 26.8%

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

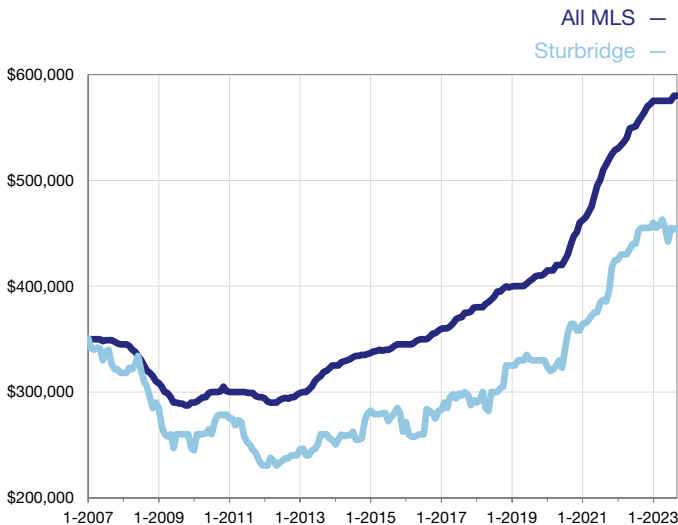
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	13	7	- 46.2%
Closed Sales	2	1	- 50.0%	12	7	- 41.7%
Median Sales Price*	\$326,000	<b>\$116,500</b>	- 64.3%	\$336,500	<b>\$230,000</b>	- 31.6%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	3	15	+ 400.0%	16	37	+ 131.3%
Percent of Original List Price Received*	104.5%	97.2%	- 7.0%	104.5%	98.6%	- 5.6%
New Listings	3	0	- 100.0%	15	6	- 60.0%

\* 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

