

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	7	- 41.7%	112	102	- 8.9%
Closed Sales	12	6	- 50.0%	127	100	- 21.3%
Median Sales Price*	\$316,950	\$397,500	+ 25.4%	\$329,900	\$340,000	+ 3.1%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	32	29	- 9.4%	30	30	0.0%
Percent of Original List Price Received*	96.7%	99.6%	+ 3.0%	102.4%	100.8%	- 1.6%
New Listings	8	8	0.0%	128	113	- 11.7%

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

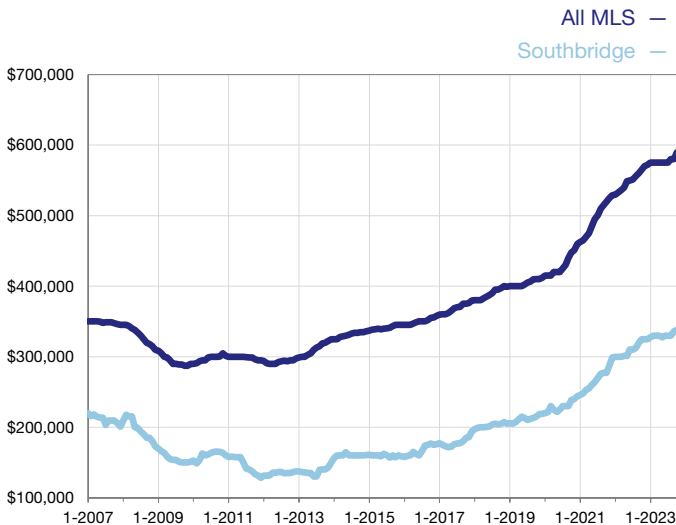
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	13	10	- 23.1%
Closed Sales	1	0	- 100.0%	10	10	0.0%
Median Sales Price*	\$189,900	\$0	- 100.0%	\$174,250	\$215,500	+ 23.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	25	57	+ 128.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	106.9%	102.5%	- 4.1%
New Listings	1	3	+ 200.0%	14	11	- 21.4%

* 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

