

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	109	81	- 25.7%
Closed Sales	13	4	- 69.2%	106	78	- 26.4%
Median Sales Price*	\$425,000	\$407,500	- 4.1%	\$457,500	\$477,500	+ 4.4%
Inventory of Homes for Sale	27	15	- 44.4%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 15.2%	25	33	+ 32.0%
Percent of Original List Price Received*	97.7%	99.4%	+ 1.7%	101.3%	99.5%	- 1.8%
New Listings	15	7	- 53.3%	138	97	- 29.7%

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

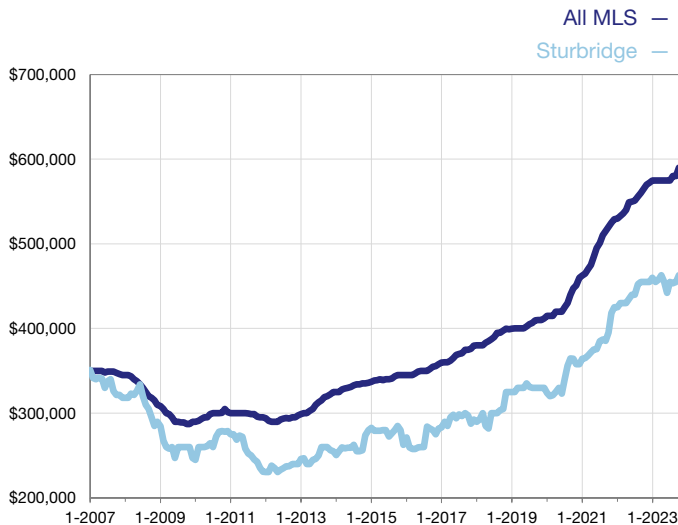
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	14	8	- 42.9%
Closed Sales	1	1	0.0%	13	8	- 38.5%
Median Sales Price*	\$270,000	\$325,000	+ 20.4%	\$333,000	\$270,000	- 18.9%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	15	20	+ 33.3%	16	35	+ 118.8%
Percent of Original List Price Received*	103.9%	100.0%	- 3.8%	104.4%	98.8%	- 5.4%
New Listings	1	2	+ 100.0%	16	8	- 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

