

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	122	110	- 9.8%
Closed Sales	6	6	0.0%	133	106	- 20.3%
Median Sales Price*	\$302,450	\$322,500	+ 6.6%	\$325,000	\$338,000	+ 4.0%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	21	30	+ 42.9%	30	30	0.0%
Percent of Original List Price Received*	99.3%	97.6%	- 1.7%	102.2%	100.6%	- 1.6%
New Listings	17	17	0.0%	145	129	- 11.0%

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

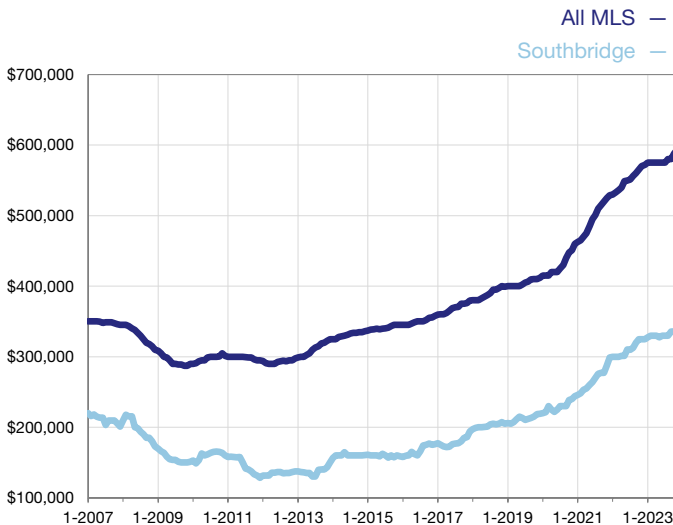
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	13	11	- 15.4%
Closed Sales	2	1	- 50.0%	12	11	- 8.3%
Median Sales Price*	\$158,500	\$220,000	+ 38.8%	\$174,250	\$216,000	+ 24.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	21	- 19.2%	25	54	+ 116.0%
Percent of Original List Price Received*	101.4%	104.8%	+ 3.4%	106.0%	102.7%	- 3.1%
New Listings	0	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

