

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	115	83	- 27.8%
Closed Sales	9	1	- 88.9%	115	79	- 31.3%
Median Sales Price*	\$424,900	\$333,000	- 21.6%	\$455,000	\$475,000	+ 4.4%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	21	6	- 71.4%	25	33	+ 32.0%
Percent of Original List Price Received*	100.0%	106.7%	+ 6.7%	101.2%	99.6%	- 1.6%
New Listings	4	8	+ 100.0%	142	104	- 26.8%

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

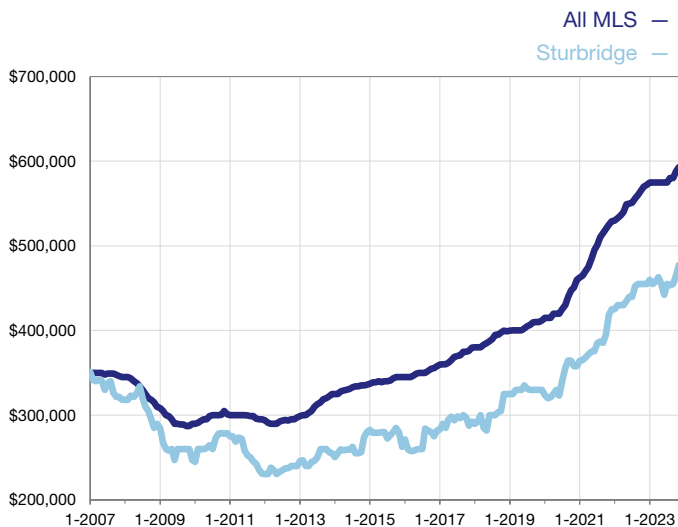
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	15	9	- 40.0%
Closed Sales	1	0	- 100.0%	14	8	- 42.9%
Median Sales Price*	\$430,000	\$0	- 100.0%	\$336,500	\$270,000	- 19.8%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	16	35	+ 118.8%
Percent of Original List Price Received*	102.4%	0.0%	- 100.0%	104.3%	98.8%	- 5.3%
New Listings	1	2	+ 100.0%	17	10	- 41.2%

* 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

