

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southbridge

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	6	- 33.3%	131	115	- 12.2%
Closed Sales	10	12	+ 20.0%	143	118	- 17.5%
Median Sales Price*	\$330,000	<b>\$335,000</b>	+ 1.5%	\$325,000	<b>\$338,000</b>	+ 4.0%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.0	<b>0.7</b>	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	20	<b>24</b>	+ 20.0%	29	<b>30</b>	+ 3.4%
Percent of Original List Price Received*	101.5%	<b>99.3%</b>	- 2.2%	102.2%	<b>100.5%</b>	- 1.7%
New Listings	2	<b>3</b>	+ 50.0%	147	<b>132</b>	- 10.2%

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

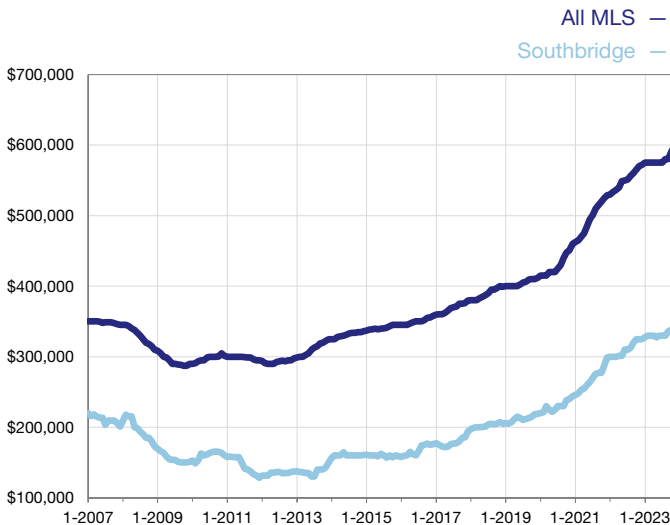
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	13	12	- 7.7%
Closed Sales	0	1	--	12	12	0.0%
Median Sales Price*	\$0	<b>\$199,000</b>	--	\$174,250	<b>\$215,500</b>	+ 23.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	<b>21</b>	--	25	<b>51</b>	+ 104.0%
Percent of Original List Price Received*	0.0%	<b>100.0%</b>	--	106.0%	<b>102.5%</b>	- 3.3%
New Listings	0	1	--	14	12	- 14.3%

\* 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

