

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	120	87	- 27.5%
Closed Sales	7	10	+ 42.9%	122	89	- 27.0%
Median Sales Price*	\$461,000	<b>\$432,500</b>	- 6.2%	\$455,000	<b>\$470,000</b>	+ 3.3%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	41	70	+ 70.7%	26	37	+ 42.3%
Percent of Original List Price Received*	95.4%	<b>94.4%</b>	- 1.0%	100.8%	<b>99.0%</b>	- 1.8%
New Listings	1	2	+ 100.0%	143	106	- 25.9%

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

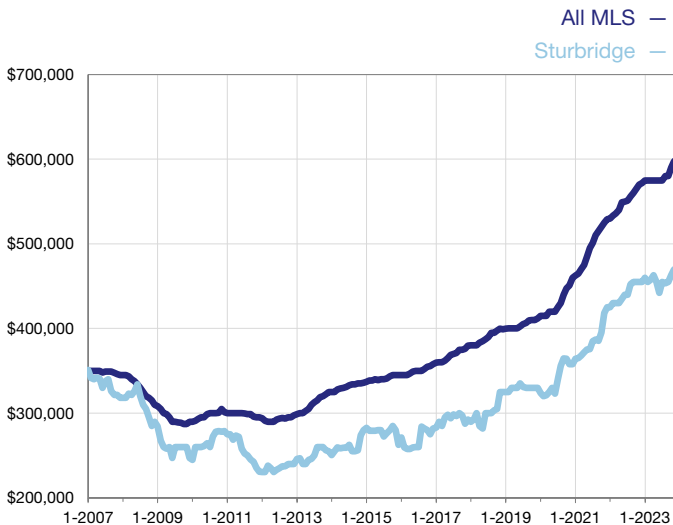
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	17	11	- 35.3%
Closed Sales	1	5	+ 400.0%	15	13	- 13.3%
Median Sales Price*	\$245,000	<b>\$320,000</b>	+ 30.6%	\$333,000	<b>\$310,000</b>	- 6.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	47	21	- 55.3%	18	29	+ 61.1%
Percent of Original List Price Received*	87.5%	<b>96.8%</b>	+ 10.6%	103.2%	<b>98.0%</b>	- 5.0%
New Listings	1	1	0.0%	18	11	- 38.9%

\* 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

