

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	6	- 33.3%	15	15	0.0%
Closed Sales	6	8	+ 33.3%	14	14	0.0%
Median Sales Price*	\$352,500	\$322,500	- 8.5%	\$348,500	\$333,750	- 4.2%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	26	28	+ 7.7%	33	24	- 27.3%
Percent of Original List Price Received*	98.9%	99.9%	+ 1.0%	98.5%	100.6%	+ 2.1%
New Listings	9	9	0.0%	20	22	+ 10.0%

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

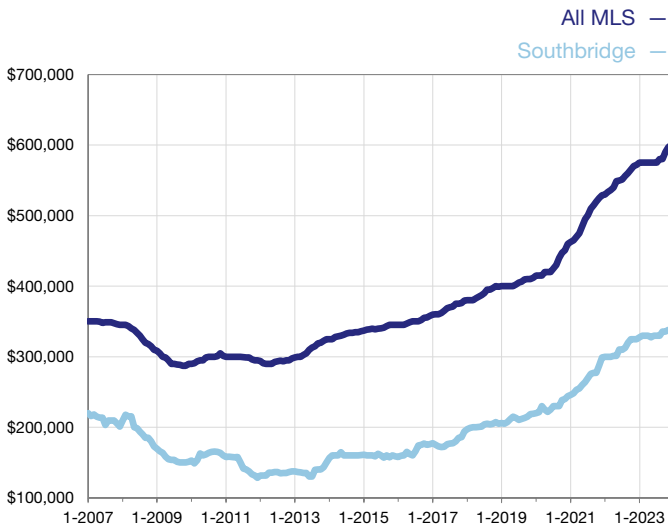
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	1	2	+ 100.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$282,500	\$195,000	- 31.0%	\$282,500	\$195,000	- 31.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	77	21	- 72.7%	77	21	- 72.7%
Percent of Original List Price Received*	102.1%	97.5%	- 4.5%	102.1%	97.5%	- 4.5%
New Listings	0	2	--	1	3	+ 200.0%

* 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

