

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	7	0.0%	11	13	+ 18.2%
Closed Sales	4	8	+ 100.0%	9	11	+ 22.2%
Median Sales Price*	\$293,500	<b>\$657,500</b>	+ 124.0%	\$505,000	<b>\$600,000</b>	+ 18.8%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	80	102	+ 27.5%	66	79	+ 19.7%
Percent of Original List Price Received*	90.5%	91.9%	+ 1.5%	94.1%	94.0%	- 0.1%
New Listings	7	6	- 14.3%	15	12	- 20.0%

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

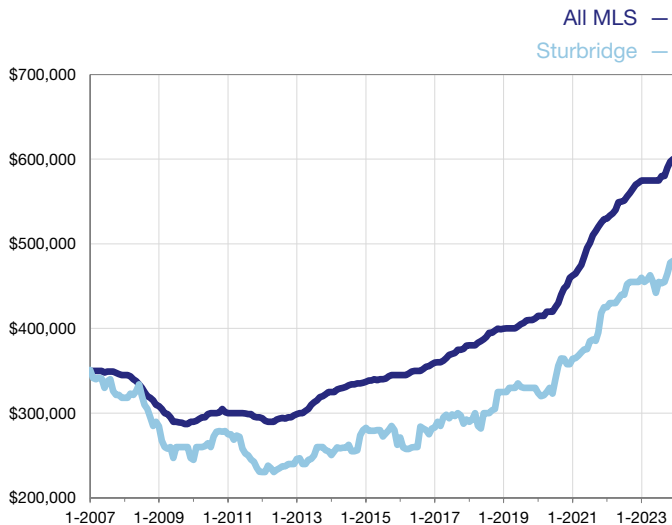
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	3	--	3	5	+ 66.7%
Closed Sales	2	1	- 50.0%	4	1	- 75.0%
Median Sales Price*	\$198,050	<b>\$310,000</b>	+ 56.5%	\$229,300	<b>\$310,000</b>	+ 35.2%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	75	20	- 73.3%	51	20	- 60.8%
Percent of Original List Price Received*	97.9%	101.3%	+ 3.5%	98.6%	101.3%	+ 2.7%
New Listings	0	3	--	2	6	+ 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

