

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	7	0.0%	18	18	0.0%
Closed Sales	7	6	- 14.3%	16	17	+ 6.3%
Median Sales Price*	\$410,000	\$452,500	+ 10.4%	\$449,500	\$525,000	+ 16.8%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	47	51	+ 8.5%	58	69	+ 19.0%
Percent of Original List Price Received*	96.5%	94.8%	- 1.8%	95.2%	94.3%	- 0.9%
New Listings	7	3	- 57.1%	22	15	- 31.8%

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

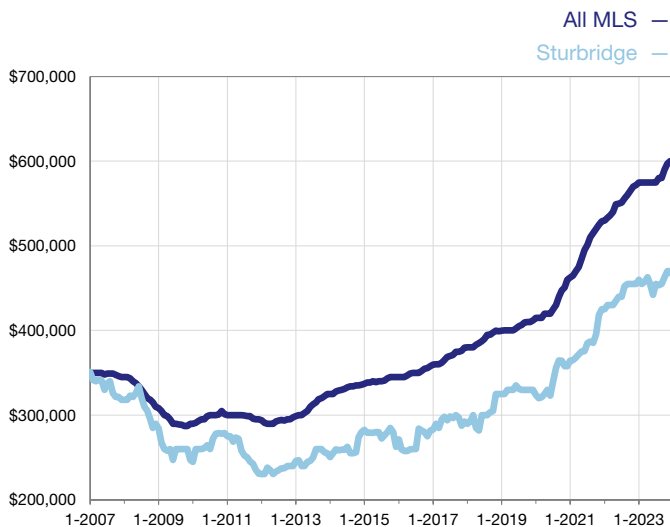
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	4	7	+ 75.0%
Closed Sales	1	5	+ 400.0%	5	6	+ 20.0%
Median Sales Price*	\$399,900	\$335,000	- 16.2%	\$230,000	\$322,500	+ 40.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	9	13	+ 44.4%	42	14	- 66.7%
Percent of Original List Price Received*	100.0%	101.7%	+ 1.7%	98.9%	101.6%	+ 2.7%
New Listings	1	1	0.0%	3	7	+ 133.3%

* 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

