

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	9	+ 200.0%	21	25	+ 19.0%
Closed Sales	7	4	- 42.9%	23	21	- 8.7%
Median Sales Price*	\$455,000	\$409,000	- 10.1%	\$455,000	\$500,000	+ 9.9%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	59	103	+ 74.6%	58	76	+ 31.0%
Percent of Original List Price Received*	96.0%	89.2%	- 7.1%	95.4%	93.3%	- 2.2%
New Listings	10	14	+ 40.0%	32	29	- 9.4%

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

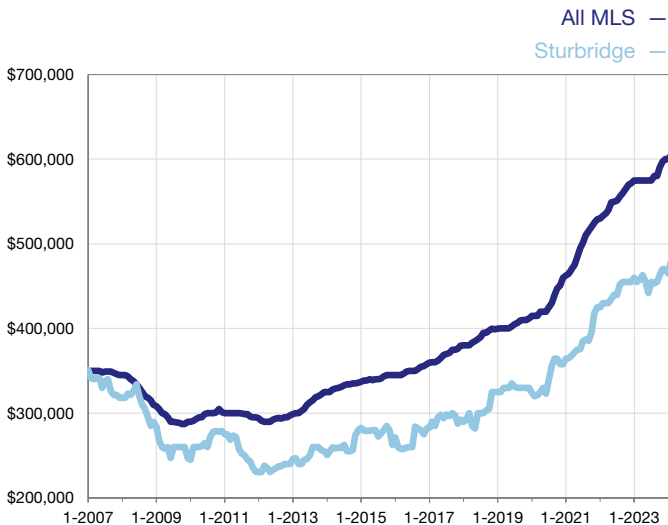
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	4	7	+ 75.0%
Closed Sales	1	1	0.0%	6	7	+ 16.7%
Median Sales Price*	\$317,000	\$350,000	+ 10.4%	\$270,000	\$335,000	+ 24.1%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	29	19	- 34.5%	40	15	- 62.5%
Percent of Original List Price Received*	99.1%	103.2%	+ 4.1%	98.9%	101.9%	+ 3.0%
New Listings	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

