

# Sturbridge

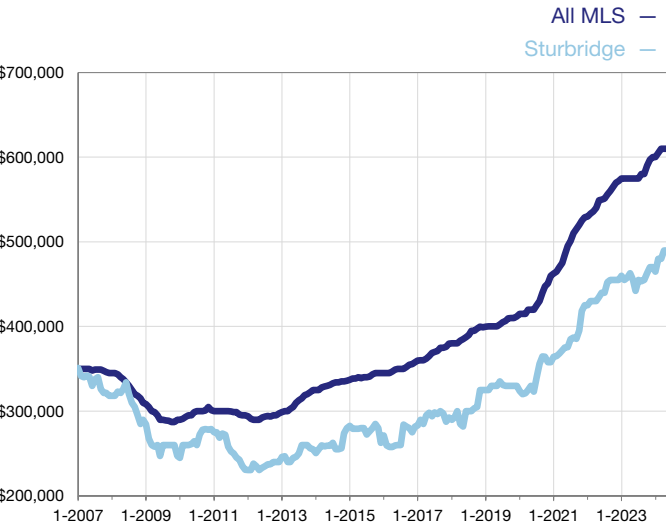
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	13	- 13.3%	36	37	+ 2.8%
Closed Sales	6	8	+ 33.3%	29	29	0.0%
Median Sales Price*	\$451,000	\$472,000	+ 4.7%	\$452,000	\$490,000	+ 8.4%
Inventory of Homes for Sale	11	18	+ 63.6%	--	--	--
Months Supply of Inventory	1.2	2.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	12	- 40.0%	50	58	+ 16.0%
Percent of Original List Price Received*	107.6%	104.0%	- 3.3%	98.0%	96.3%	- 1.7%
New Listings	12	18	+ 50.0%	44	47	+ 6.8%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	4	8	+ 100.0%
Closed Sales	0	0	--	6	7	+ 16.7%
Median Sales Price*	\$0	\$0	--	\$270,000	\$335,000	+ 24.1%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	40	15	- 62.5%
Percent of Original List Price Received*	0.0%	0.0%	--	98.9%	101.9%	+ 3.0%
New Listings	0	3	--	3	10	+ 233.3%

\* 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

