

Sturbridge

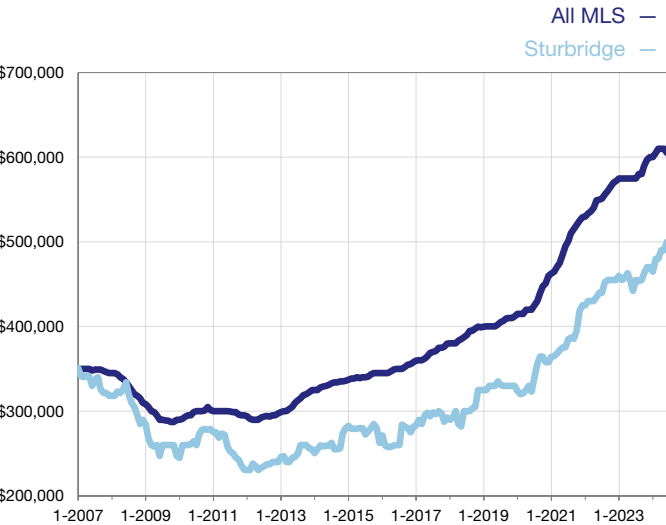
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	8	- 20.0%	46	45	- 2.2%
Closed Sales	8	10	+ 25.0%	37	39	+ 5.4%
Median Sales Price*	\$403,000	\$520,000	+ 29.0%	\$439,000	\$500,000	+ 13.9%
Inventory of Homes for Sale	11	23	+ 109.1%	--	--	--
Months Supply of Inventory	1.2	3.2	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	18	26	+ 44.4%	43	50	+ 16.3%
Percent of Original List Price Received*	99.3%	98.0%	- 1.3%	98.2%	96.7%	- 1.5%
New Listings	10	14	+ 40.0%	54	61	+ 13.0%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	4	10	+ 150.0%
Closed Sales	0	1	--	6	8	+ 33.3%
Median Sales Price*	\$0	\$365,000	--	\$270,000	\$341,500	+ 26.5%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	0	17	--	40	15	- 62.5%
Percent of Original List Price Received*	0.0%	100.0%	--	98.9%	101.6%	+ 2.7%
New Listings	0	2	--	3	12	+ 300.0%

* 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

