

Southbridge

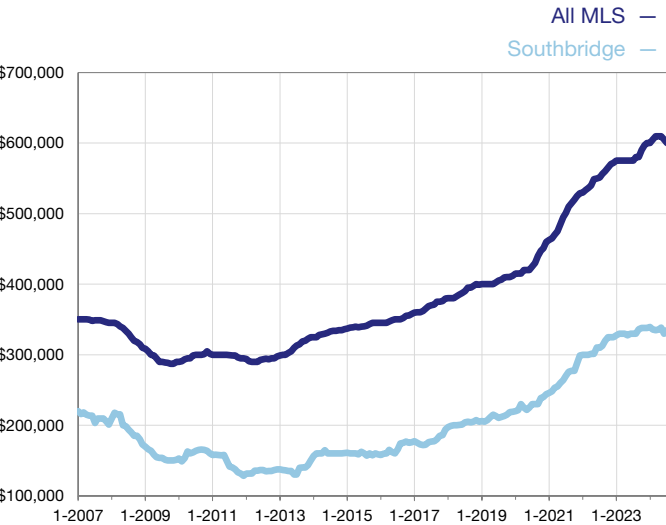
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	71	47	- 33.8%
Closed Sales	9	5	- 44.4%	68	47	- 30.9%
Median Sales Price*	\$320,000	\$405,000	+ 26.6%	\$336,500	\$340,000	+ 1.0%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--
Cumulative Days on Market Until Sale	13	9	- 30.8%	32	28	- 12.5%
Percent of Original List Price Received*	103.0%	105.1%	+ 2.0%	100.1%	101.0%	+ 0.9%
New Listings	13	12	- 7.7%	89	66	- 25.8%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	5	5	0.0%
Closed Sales	2	1	- 50.0%	5	5	0.0%
Median Sales Price*	\$225,500	\$160,000	- 29.0%	\$240,000	\$210,000	- 12.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	13	19	+ 46.2%	103	18	- 82.5%
Percent of Original List Price Received*	101.3%	106.7%	+ 5.3%	101.6%	100.4%	- 1.2%
New Listings	3	2	- 33.3%	6	7	+ 16.7%

* 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

