

# Sturbridge

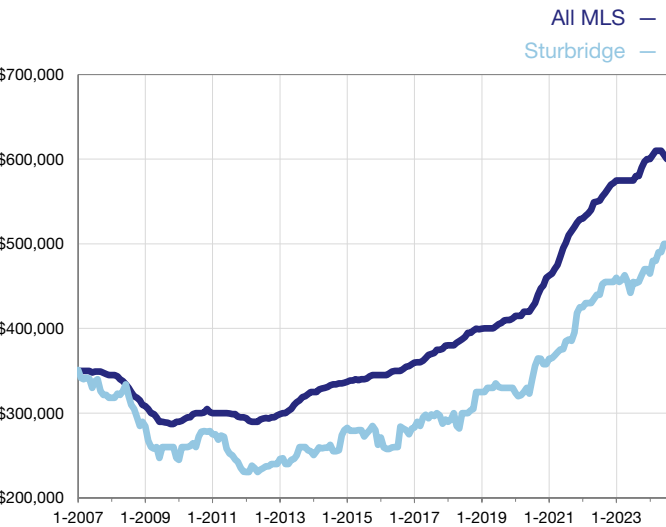
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	14	+ 100.0%	53	58	+ 9.4%
Closed Sales	11	9	- 18.2%	48	48	0.0%
Median Sales Price*	\$559,900	\$520,000	- 7.1%	\$453,500	\$500,000	+ 10.3%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	26	81	+ 211.5%	39	56	+ 43.6%
Percent of Original List Price Received*	102.4%	97.9%	- 4.4%	99.2%	97.0%	- 2.2%
New Listings	19	10	- 47.4%	73	71	- 2.7%

\* 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	0	1	--	4	11	+ 175.0%
Closed Sales	0	1	--	6	9	+ 50.0%
Median Sales Price*	\$0	\$310,000	--	\$270,000	\$335,000	+ 24.1%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.6	2.4	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	0	40	--	40	18	- 55.0%
Percent of Original List Price Received*	0.0%	93.9%	--	98.9%	100.8%	+ 1.9%
New Listings	1	3	+ 200.0%	4	15	+ 275.0%

\* 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

