

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

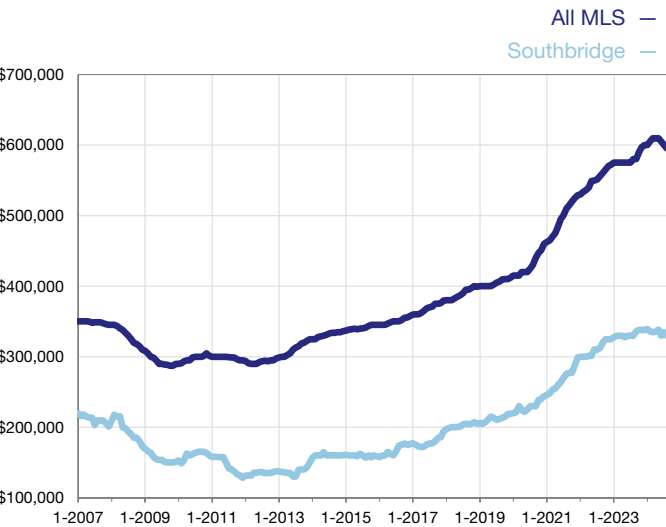
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	8	- 46.7%	86	55	- 36.0%
Closed Sales	10	4	- 60.0%	78	51	- 34.6%
Median Sales Price*	\$338,500	\$348,000	+ 2.8%	\$336,500	\$340,000	+ 1.0%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	1.6	2.6	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	30	35	+ 16.7%	32	29	- 9.4%
Percent of Original List Price Received*	101.1%	99.8%	- 1.3%	100.2%	100.9%	+ 0.7%
New Listings	10	12	+ 20.0%	99	79	- 20.2%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	9	8	- 11.1%
Closed Sales	2	1	- 50.0%	7	6	- 14.3%
Median Sales Price*	\$205,000	\$234,000	+ 14.1%	\$211,000	\$210,000	- 0.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	11	21	+ 90.9%	76	18	- 76.3%
Percent of Original List Price Received*	101.2%	97.9%	- 3.3%	101.5%	100.0%	- 1.5%
New Listings	2	2	0.0%	8	9	+ 12.5%

* 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

