

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

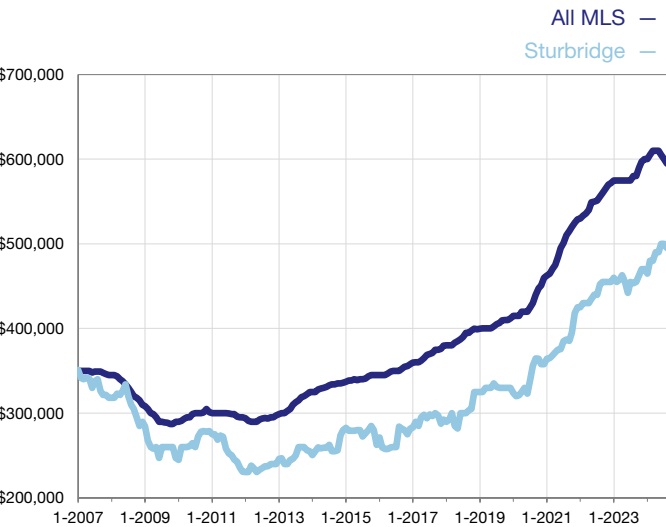
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	9	- 35.7%	67	65	- 3.0%
Closed Sales	16	14	- 12.5%	64	62	- 3.1%
Median Sales Price*	\$512,450	\$520,000	+ 1.5%	\$465,000	\$505,000	+ 8.6%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	21	33	+ 57.1%	35	51	+ 45.7%
Percent of Original List Price Received*	100.0%	98.7%	- 1.3%	99.4%	97.3%	- 2.1%
New Listings	11	10	- 9.1%	84	80	- 4.8%

* 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	1	1	0.0%	5	11	+ 120.0%
Closed Sales	0	1	--	6	10	+ 66.7%
Median Sales Price*	\$0	\$199,585	--	\$270,000	\$322,500	+ 19.4%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	0	22	--	40	18	- 55.0%
Percent of Original List Price Received*	0.0%	100.0%	--	98.9%	100.7%	+ 1.8%
New Listings	2	1	- 50.0%	6	16	+ 166.7%

* 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

