

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

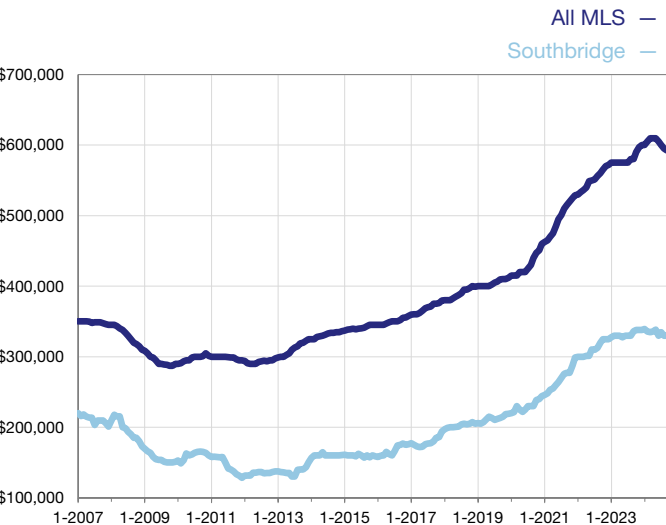
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	11	+ 83.3%	92	64	- 30.4%
Closed Sales	16	8	- 50.0%	94	59	- 37.2%
Median Sales Price*	\$355,000	\$337,500	- 4.9%	\$339,500	\$340,000	+ 0.1%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--
Months Supply of Inventory	1.3	2.9	+ 123.1%	--	--	--
Cumulative Days on Market Until Sale	25	32	+ 28.0%	30	29	- 3.3%
Percent of Original List Price Received*	104.3%	98.7%	- 5.4%	100.9%	100.6%	- 0.3%
New Listings	6	13	+ 116.7%	105	91	- 13.3%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	9	10	+ 11.1%
Closed Sales	3	2	- 33.3%	10	8	- 20.0%
Median Sales Price*	\$216,000	\$162,500	- 24.8%	\$215,500	\$202,500	- 6.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	13	2	- 84.6%	57	14	- 75.4%
Percent of Original List Price Received*	104.8%	101.6%	- 3.1%	102.5%	100.4%	- 2.0%
New Listings	0	1	--	8	10	+ 25.0%

* 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

