

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	9	+ 80.0%	72	73	+ 1.4%
Closed Sales	10	7	- 30.0%	74	70	- 5.4%
Median Sales Price*	\$550,000	\$470,000	- 14.5%	\$480,000	\$505,000	+ 5.2%
Inventory of Homes for Sale	19	21	+ 10.5%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--
Cumulative Days on Market Until Sale	23	37	+ 60.9%	33	49	+ 48.5%
Percent of Original List Price Received*	100.5%	96.7%	- 3.8%	99.5%	97.3%	- 2.2%
New Listings	6	11	+ 83.3%	90	92	+ 2.2%

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

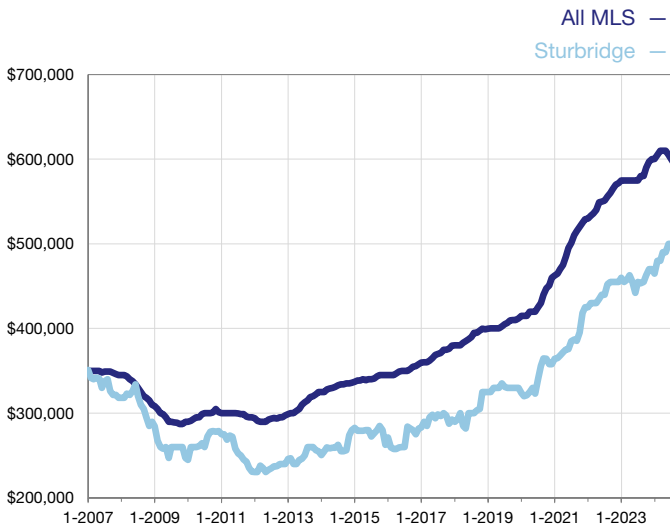
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	6	12	+ 100.0%
Closed Sales	1	0	- 100.0%	7	10	+ 42.9%
Median Sales Price*	\$116,500	\$0	- 100.0%	\$230,000	\$322,500	+ 40.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	37	18	- 51.4%
Percent of Original List Price Received*	97.2%	0.0%	- 100.0%	98.6%	100.7%	+ 2.1%
New Listings	0	1	--	6	17	+ 183.3%

* 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

