

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

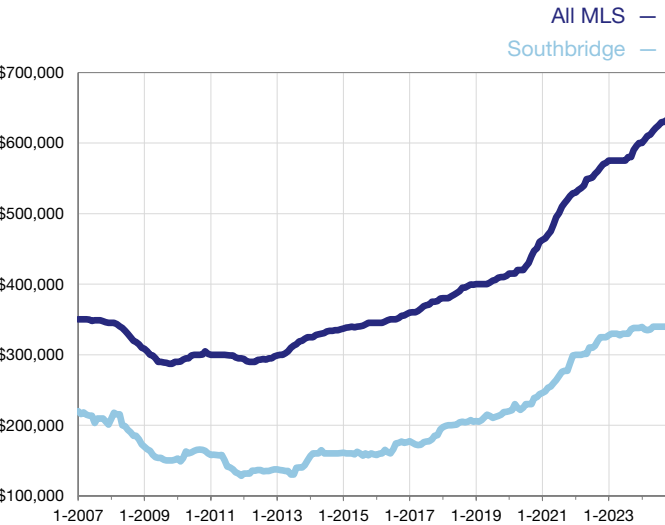
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	12	+ 100.0%	98	73	- 25.5%
Closed Sales	6	8	+ 33.3%	100	67	- 33.0%
Median Sales Price*	\$397,500	\$350,500	- 11.8%	\$340,000	\$345,500	+ 1.6%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	29	23	- 20.7%	30	28	- 6.7%
Percent of Original List Price Received*	99.6%	101.6%	+ 2.0%	100.8%	100.7%	- 0.1%
New Listings	8	8	0.0%	113	99	- 12.4%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	10	11	+ 10.0%
Closed Sales	0	2	--	10	10	0.0%
Median Sales Price*	\$0	\$189,950	--	\$215,500	\$202,450	- 6.1%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	54	--	57	22	- 61.4%
Percent of Original List Price Received*	0.0%	88.2%	--	102.5%	97.9%	- 4.5%
New Listings	3	1	- 66.7%	11	11	0.0%

* 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

