

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

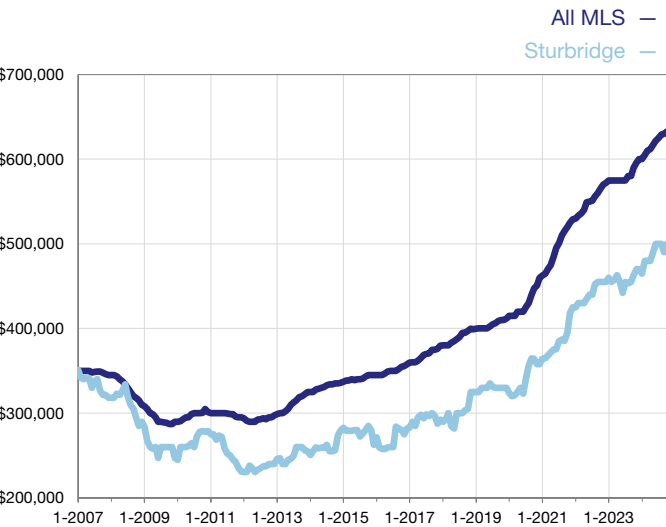
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	77	80	+ 3.9%
Closed Sales	4	10	+ 150.0%	78	80	+ 2.6%
Median Sales Price*	\$407,500	\$489,900	+ 20.2%	\$477,500	\$500,000	+ 4.7%
Inventory of Homes for Sale	21	28	+ 33.3%	--	--	--
Months Supply of Inventory	2.9	3.7	+ 27.6%	--	--	--
Cumulative Days on Market Until Sale	38	40	+ 5.3%	33	48	+ 45.5%
Percent of Original List Price Received*	99.4%	98.0%	- 1.4%	99.5%	97.4%	- 2.1%
New Listings	7	18	+ 157.1%	97	110	+ 13.4%

* 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	2	1	- 50.0%	8	13	+ 62.5%
Closed Sales	1	2	+ 100.0%	8	12	+ 50.0%
Median Sales Price*	\$325,000	\$317,500	- 2.3%	\$270,000	\$322,500	+ 19.4%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.9	+ 216.7%	--	--	--
Cumulative Days on Market Until Sale	20	35	+ 75.0%	35	21	- 40.0%
Percent of Original List Price Received*	100.0%	101.0%	+ 1.0%	98.8%	100.8%	+ 2.0%
New Listings	2	2	0.0%	8	19	+ 137.5%

* 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

