

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

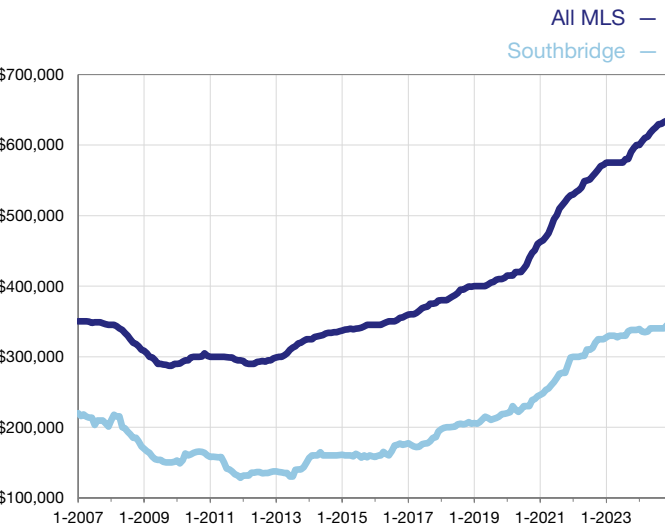
| Single-Family Properties | November | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 11 | 8 | - 27.3% | 109 | 79 | - 27.5% |
| Closed Sales | 6 | 8 | + 33.3% | 106 | 75 | - 29.2% |
| Median Sales Price* | \$322,500 | \$335,000 | + 3.9% | \$338,000 | \$345,000 | + 2.1% |
| Inventory of Homes for Sale | 17 | 19 | + 11.8% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 2.7 | + 58.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 30 | 41 | + 36.7% | 30 | 30 | 0.0% |
| Percent of Original List Price Received* | 97.6% | 98.3% | + 0.7% | 100.6% | 100.4% | - 0.2% |
| New Listings | 16 | 10 | - 37.5% | 129 | 108 | - 16.3% |

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

| Condominium Properties | November | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 1 | 0 | - 100.0% | 11 | 11 | 0.0% |
| Closed Sales | 1 | 1 | 0.0% | 11 | 11 | 0.0% |
| Median Sales Price* | \$220,000 | \$260,000 | + 18.2% | \$216,000 | \$209,900 | - 2.8% |
| Inventory of Homes for Sale | 1 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.0 | - 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | 3 | - 85.7% | 54 | 20 | - 63.0% |
| Percent of Original List Price Received* | 104.8% | 104.2% | - 0.6% | 102.7% | 98.5% | - 4.1% |
| New Listings | 0 | 0 | -- | 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

