

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

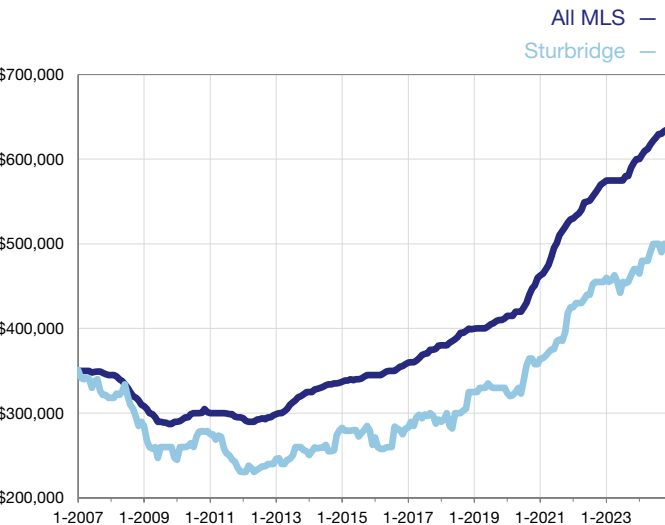
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	82	88	+ 7.3%
Closed Sales	1	7	+ 600.0%	79	87	+ 10.1%
Median Sales Price*	\$333,000	\$580,000	+ 74.2%	\$475,000	\$500,000	+ 5.3%
Inventory of Homes for Sale	23	25	+ 8.7%	--	--	--
Months Supply of Inventory	3.2	3.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	6	58	+ 866.7%	33	49	+ 48.5%
Percent of Original List Price Received*	106.7%	97.0%	- 9.1%	99.6%	97.4%	- 2.2%
New Listings	8	7	- 12.5%	105	116	+ 10.5%

\* 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	1	0.0%	9	15	+ 66.7%
Closed Sales	0	1	--	8	13	+ 62.5%
Median Sales Price*	\$0	\$520,000	--	\$270,000	\$335,000	+ 24.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	0	27	--	35	21	- 40.0%
Percent of Original List Price Received*	0.0%	105.1%	--	98.8%	101.1%	+ 2.3%
New Listings	2	1	- 50.0%	10	20	+ 100.0%

\* 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

