

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

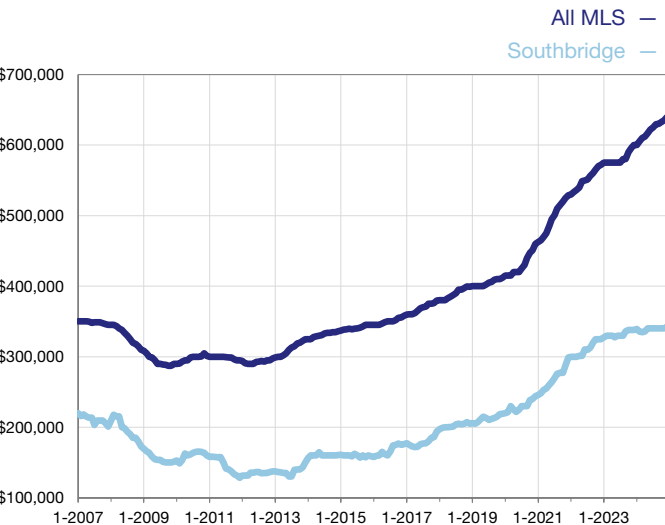
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	12	+ 100.0%	115	91	- 20.9%
Closed Sales	12	9	- 25.0%	118	84	- 28.8%
Median Sales Price*	\$335,000	\$332,000	- 0.9%	\$338,000	\$342,500	+ 1.3%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	24	58	+ 141.7%	30	33	+ 10.0%
Percent of Original List Price Received*	99.3%	91.5%	- 7.9%	100.5%	99.5%	- 1.0%
New Listings	3	3	0.0%	132	111	- 15.9%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	12	11	- 8.3%
Closed Sales	1	1	0.0%	12	12	0.0%
Median Sales Price*	\$199,000	\$250,000	+ 25.6%	\$215,500	\$209,950	- 2.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 9.5%	51	21	- 58.8%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	102.5%	98.6%	- 3.8%
New Listings	1	0	- 100.0%	12	11	- 8.3%

* 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

