

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

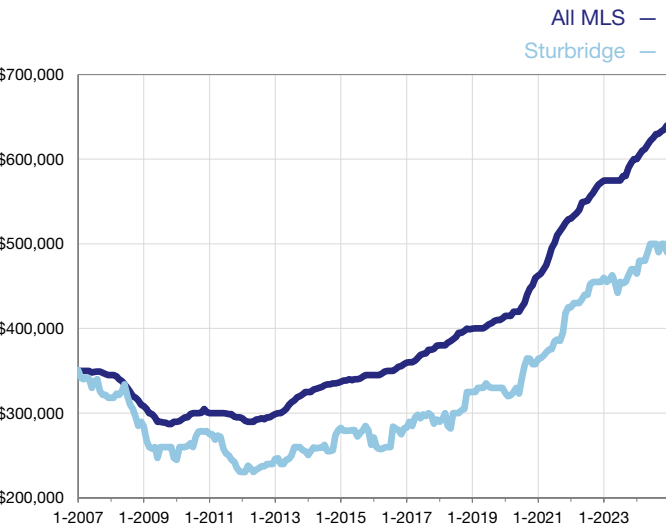
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	14	+ 133.3%	88	100	+ 13.6%
Closed Sales	10	6	- 40.0%	89	93	+ 4.5%
Median Sales Price*	\$432,500	\$393,500	- 9.0%	\$470,000	\$490,000	+ 4.3%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	70	44	- 37.1%	37	48	+ 29.7%
Percent of Original List Price Received*	94.4%	89.1%	- 5.6%	99.0%	96.8%	- 2.2%
New Listings	2	4	+ 100.0%	107	120	+ 12.1%

\* 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	2	2	0.0%	11	16	+ 45.5%
Closed Sales	5	2	- 60.0%	13	15	+ 15.4%
Median Sales Price*	\$320,000	\$332,200	+ 3.8%	\$310,000	\$335,000	+ 8.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	21	59	+ 181.0%	29	26	- 10.3%
Percent of Original List Price Received*	96.8%	100.0%	+ 3.3%	98.0%	100.9%	+ 3.0%
New Listings	1	1	0.0%	11	21	+ 90.9%

\* 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

