

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

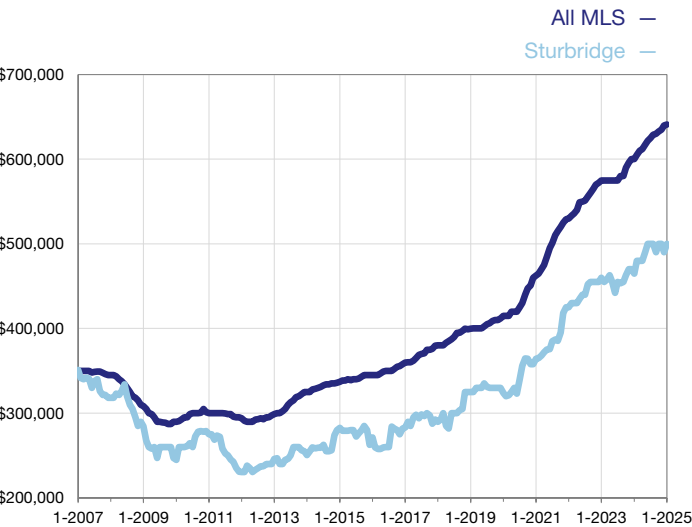
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	3	- 50.0%	6	3	- 50.0%
Closed Sales	3	10	+ 233.3%	3	10	+ 233.3%
Median Sales Price*	\$525,000	\$544,000	+ 3.6%	\$525,000	\$544,000	+ 3.6%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	19	63	+ 231.6%	19	63	+ 231.6%
Percent of Original List Price Received*	99.7%	97.2%	- 2.5%	99.7%	97.2%	- 2.5%
New Listings	6	8	+ 33.3%	6	8	+ 33.3%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$450,000	--	\$0	\$450,000	--
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	18	--	0	18	--
Percent of Original List Price Received*	0.0%	101.1%	--	0.0%	101.1%	--
New Listings	3	1	- 66.7%	3	1	- 66.7%

* 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

