

# Local Market Update – February 2025

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## Southbridge

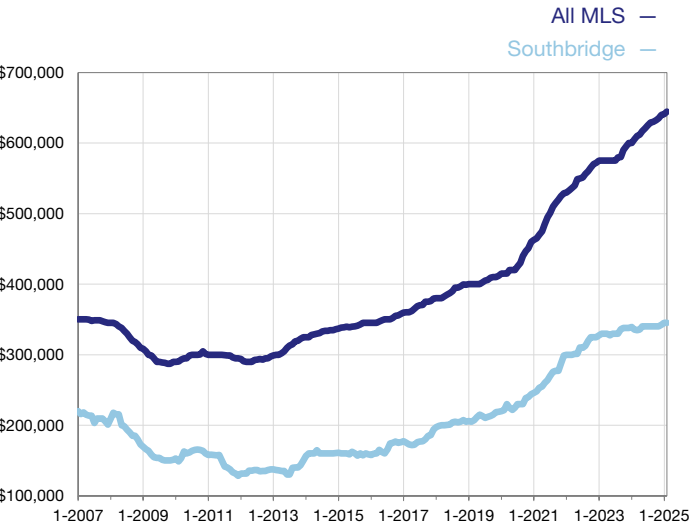
| Single-Family Properties                 | February  |           |         | Year to Date |           |          |
|--|-----------|-----------|---------|--------------|-----------|----------|
|  | 2024      | 2025      | + / -   | 2024         | 2025      | + / -    |
| Key Metrics                              |           |           |         |              |           |          |
| Pending Sales                            | 2         | 3         | + 50.0% | 11           | 7         | - 36.4%  |
| Closed Sales                             | 8         | 2         | - 75.0% | 14           | 11        | - 21.4%  |
| Median Sales Price*                      | \$322,500 | \$322,500 | 0.0%    | \$333,750    | \$325,000 | - 2.6%   |
| Inventory of Homes for Sale              | 18        | 11        | - 38.9% | --           | --        | --       |
| Months Supply of Inventory               | 1.9       | 1.6       | - 15.8% | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 28        | 47        | + 67.9% | 24           | 67        | + 179.2% |
| Percent of Original List Price Received* | 99.9%     | 96.4%     | - 3.5%  | 100.6%       | 96.5%     | - 4.1%   |
| New Listings                             | 9         | 7         | - 22.2% | 21           | 10        | - 52.4%  |

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

| Condominium Properties                   | February  |           |          | Year to Date |           |          |
|--|-----------|-----------|----------|--------------|-----------|----------|
|  | 2024      | 2025      | + / -    | 2024         | 2025      | + / -    |
| Key Metrics                              |           |           |          |              |           |          |
| Pending Sales                            | 1         | 2         | + 100.0% | 1            | 3         | + 200.0% |
| Closed Sales                             | 1         | 2         | + 100.0% | 1            | 2         | + 100.0% |
| Median Sales Price*                      | \$195,000 | \$192,450 | - 1.3%   | \$195,000    | \$192,450 | - 1.3%   |
| Inventory of Homes for Sale              | 3         | 2         | - 33.3%  | --           | --        | --       |
| Months Supply of Inventory               | 2.0       | 1.2       | - 40.0%  | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 21        | 17        | - 19.0%  | 21           | 17        | - 19.0%  |
| Percent of Original List Price Received* | 97.5%     | 96.1%     | - 1.4%   | 97.5%        | 96.1%     | - 1.4%   |
| New Listings                             | 2         | 0         | - 100.0% | 3            | 5         | + 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

