

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

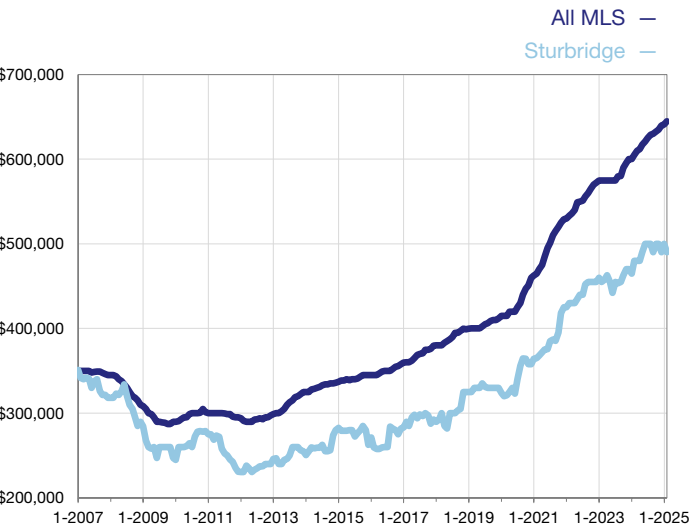
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	12	+ 140.0%	11	13	+ 18.2%
Closed Sales	8	5	- 37.5%	11	15	+ 36.4%
Median Sales Price*	\$657,500	\$402,000	- 38.9%	\$600,000	\$528,000	- 12.0%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	102	97	- 4.9%	79	74	- 6.3%
Percent of Original List Price Received*	91.9%	88.8%	- 3.4%	94.0%	94.4%	+ 0.4%
New Listings	6	8	+ 33.3%	12	14	+ 16.7%

* 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	3	3	0.0%	5	4	- 20.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$310,000	\$0	- 100.0%	\$310,000	\$450,000	+ 45.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	20	18	- 10.0%
Percent of Original List Price Received*	101.3%	0.0%	- 100.0%	101.3%	101.1%	- 0.2%
New Listings	3	3	0.0%	6	4	- 33.3%

* 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

