

Sturbridge

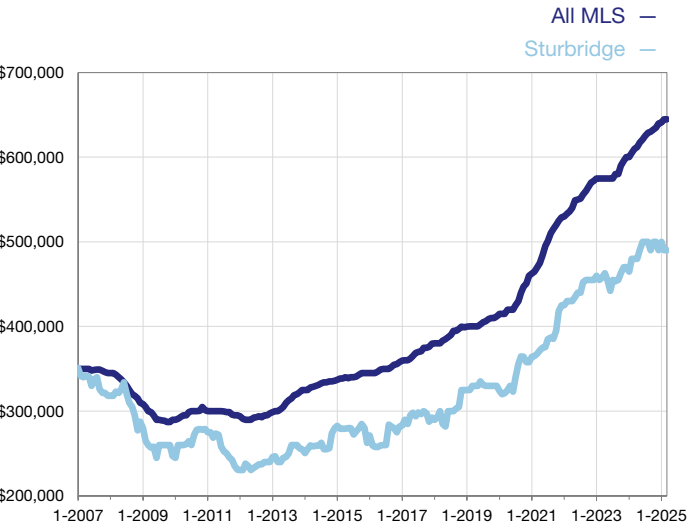
Single-Family Properties	March			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	5	13	+ 160.0%	16	24	+ 50.0%
Closed Sales	6	9	+ 50.0%	17	24	+ 41.2%
Median Sales Price*	\$452,500	\$463,000	+ 2.3%	\$525,000	\$485,000	- 7.6%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	51	21	- 58.8%	69	54	- 21.7%
Percent of Original List Price Received*	94.8%	101.9%	+ 7.5%	94.3%	97.2%	+ 3.1%
New Listings	3	13	+ 333.3%	15	27	+ 80.0%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	2	2	0.0%	7	4	- 42.9%
Closed Sales	5	3	- 40.0%	6	4	- 33.3%
Median Sales Price*	\$335,000	\$340,000	+ 1.5%	\$322,500	\$389,000	+ 20.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	13	33	+ 153.8%	14	29	+ 107.1%
Percent of Original List Price Received*	101.7%	98.0%	- 3.6%	101.6%	98.8%	- 2.8%
New Listings	1	1	0.0%	7	5	- 28.6%

* 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

