

Sturbridge

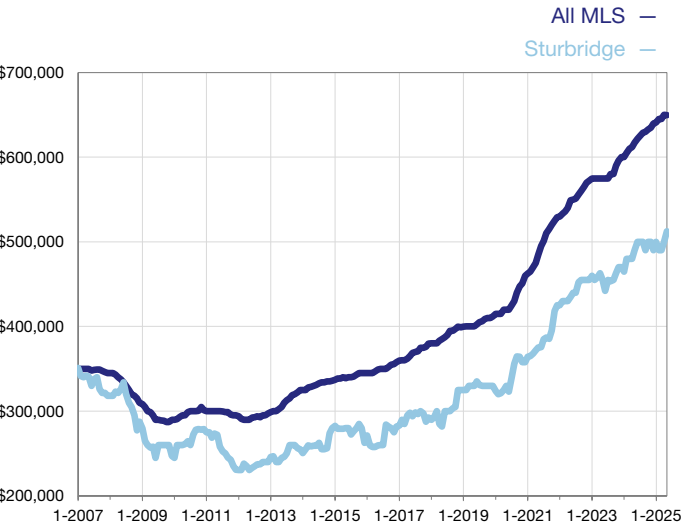
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	9	- 30.8%	37	42	+ 13.5%
Closed Sales	8	9	+ 12.5%	29	42	+ 44.8%
Median Sales Price*	\$472,000	\$570,000	+ 20.8%	\$490,000	\$526,450	+ 7.4%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	12	43	+ 258.3%	58	53	- 8.6%
Percent of Original List Price Received*	104.0%	99.0%	- 4.8%	96.3%	98.3%	+ 2.1%
New Listings	18	21	+ 16.7%	47	58	+ 23.4%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	8	7	- 12.5%
Closed Sales	0	2	--	7	8	+ 14.3%
Median Sales Price*	\$0	\$284,250	--	\$335,000	\$318,750	- 4.9%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	25	--	15	30	+ 100.0%
Percent of Original List Price Received*	0.0%	108.2%	--	101.9%	100.5%	- 1.4%
New Listings	3	0	- 100.0%	10	6	- 40.0%

* 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

