

Sturbridge

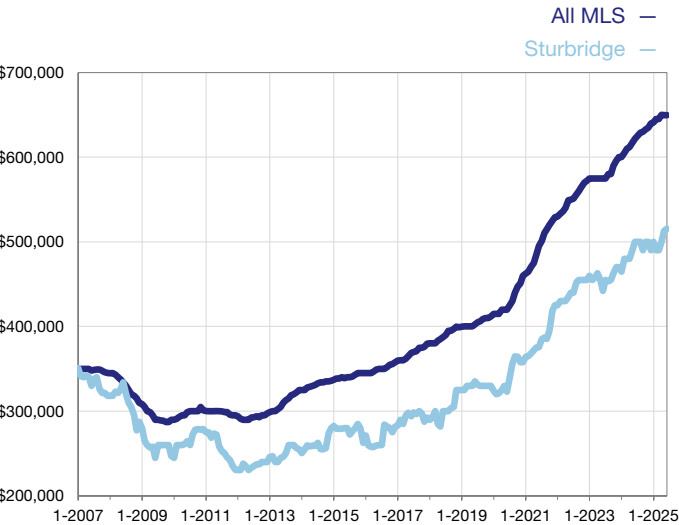
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	17	+ 142.9%	44	57	+ 29.5%
Closed Sales	10	6	- 40.0%	39	48	+ 23.1%
Median Sales Price*	\$520,000	\$647,000	+ 24.4%	\$500,000	\$531,500	+ 6.3%
Inventory of Homes for Sale	26	27	+ 3.8%	--	--	--
Months Supply of Inventory	3.6	2.9	- 19.4%	--	--	--
Cumulative Days on Market Until Sale	26	13	- 50.0%	50	48	- 4.0%
Percent of Original List Price Received*	98.0%	102.8%	+ 4.9%	96.7%	98.8%	+ 2.2%
New Listings	14	20	+ 42.9%	61	78	+ 27.9%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	10	7	- 30.0%
Closed Sales	1	0	- 100.0%	8	8	0.0%
Median Sales Price*	\$365,000	\$0	- 100.0%	\$341,500	\$318,750	- 6.7%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	15	30	+ 100.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	101.6%	100.5%	- 1.1%
New Listings	2	3	+ 50.0%	12	9	- 25.0%

* 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

