

# Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southbridge

### Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	15	+ 150.0%	47	65	+ 38.3%
Closed Sales	5	14	+ 180.0%	47	59	+ 25.5%
Median Sales Price*	\$405,000	\$340,000	- 16.0%	\$340,000	\$360,000	+ 5.9%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	9	31	+ 244.4%	28	33	+ 17.9%
Percent of Original List Price Received*	105.1%	100.5%	- 4.4%	101.0%	100.5%	- 0.5%
New Listings	12	16	+ 33.3%	66	92	+ 39.4%

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

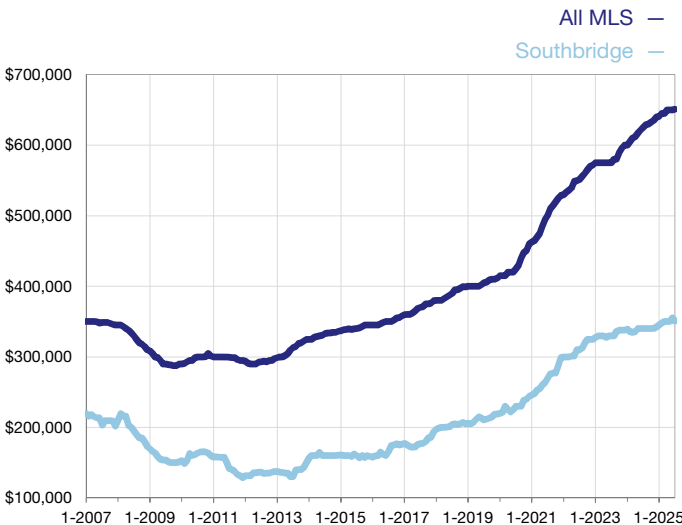
### Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	2	--	5	8	+ 60.0%
Closed Sales	1	1	0.0%	5	6	+ 20.0%
Median Sales Price*	\$160,000	\$195,000	+ 21.9%	\$210,000	\$209,500	- 0.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	19	48	+ 152.6%	18	36	+ 100.0%
Percent of Original List Price Received*	106.7%	88.7%	- 16.9%	100.4%	92.9%	- 7.5%
New Listings	2	1	- 50.0%	7	9	+ 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

