

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	11	+ 10.0%	88	107	+ 21.6%
Closed Sales	9	8	- 11.1%	84	106	+ 26.2%
Median Sales Price*	\$332,000	\$399,450	+ 20.3%	\$342,500	\$372,500	+ 8.8%
Inventory of Homes for Sale	13	19	+ 46.2%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	58	30	- 48.3%	33	37	+ 12.1%
Percent of Original List Price Received*	91.5%	99.6%	+ 8.9%	99.5%	99.2%	- 0.3%
New Listings	3	9	+ 200.0%	111	140	+ 26.1%

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

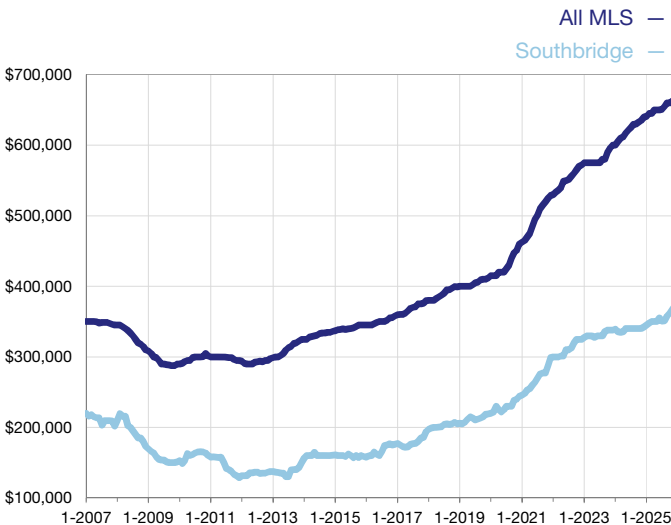
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	11	11	0.0%
Closed Sales	1	0	- 100.0%	12	10	- 16.7%
Median Sales Price*	\$250,000	\$0	- 100.0%	\$209,950	\$192,450	- 8.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.3	--	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	21	51	+ 142.9%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	98.6%	93.7%	- 5.0%
New Listings	0	0	--	11	13	+ 18.2%

* 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

