

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sturbridge

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	14	8	- 42.9%	100	111	+ 11.0%
Closed Sales	6	10	+ 66.7%	93	116	+ 24.7%
Median Sales Price*	\$393,500	\$512,500	+ 30.2%	\$490,000	\$540,000	+ 10.2%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	44	37	- 15.9%	48	39	- 18.8%
Percent of Original List Price Received*	89.1%	96.9%	+ 8.8%	96.8%	98.8%	+ 2.1%
New Listings	4	5	+ 25.0%	120	141	+ 17.5%

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

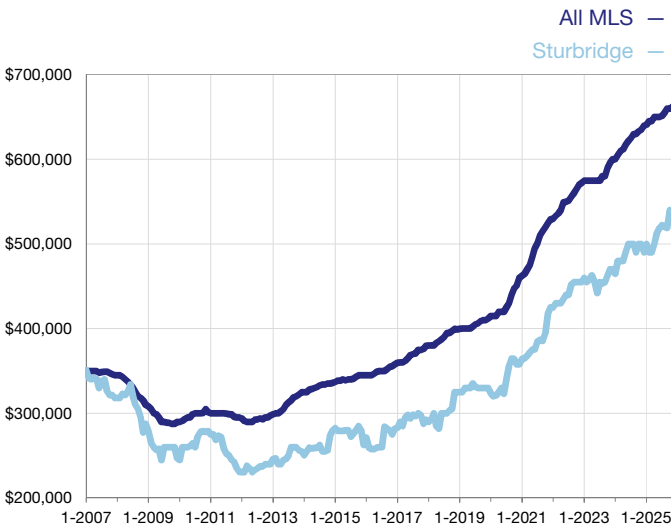
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	0	- 100.0%	16	10	- 37.5%
Closed Sales	2	0	- 100.0%	15	11	- 26.7%
Median Sales Price*	\$332,200	\$0	- 100.0%	\$335,000	\$322,500	- 3.7%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.6	2.4	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	59	0	- 100.0%	26	27	+ 3.8%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.9%	100.2%	- 0.7%
New Listings	1	0	- 100.0%	21	14	- 33.3%

\* 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

