

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	14	+ 600.0%	5	23	+ 360.0%
Closed Sales	3	10	+ 233.3%	12	15	+ 25.0%
Median Sales Price*	\$325,000	\$348,500	+ 7.2%	\$362,500	\$365,000	+ 0.7%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	33	41	+ 24.2%	62	41	- 33.9%
Percent of Original List Price Received*	99.2%	101.6%	+ 2.4%	97.1%	101.2%	+ 4.2%
New Listings	7	13	+ 85.7%	10	24	+ 140.0%

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

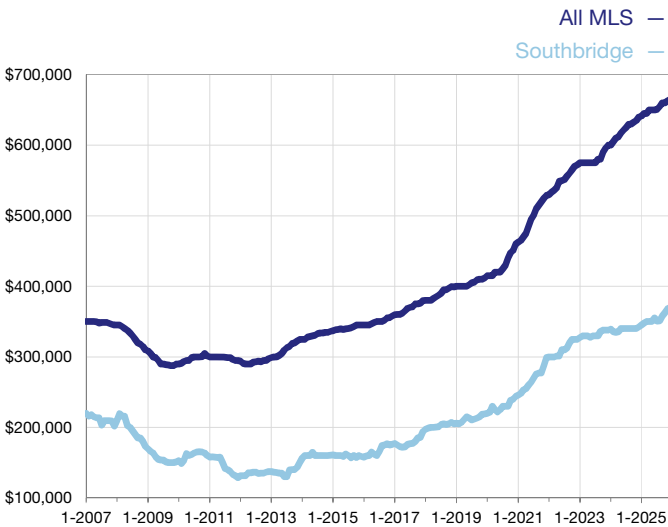
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	2	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$192,450	\$0	- 100.0%	\$192,450	\$88,000	- 54.3%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	17	42	+ 147.1%
Percent of Original List Price Received*	96.1%	0.0%	- 100.0%	96.1%	76.5%	- 20.4%
New Listings	0	1	--	5	1	- 80.0%

* 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

