

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	5	- 50.0%	11	10	- 9.1%
Closed Sales	5	4	- 20.0%	15	10	- 33.3%
Median Sales Price*	\$402,000	\$470,000	+ 16.9%	\$528,000	\$567,000	+ 7.4%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	97	70	- 27.8%	74	63	- 14.9%
Percent of Original List Price Received*	88.8%	90.6%	+ 2.0%	94.4%	93.5%	- 1.0%
New Listings	8	2	- 75.0%	14	16	+ 14.3%

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

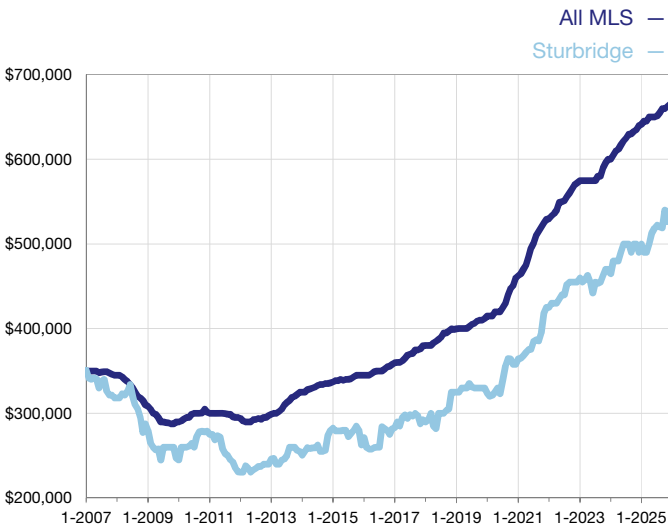
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$450,000	\$0	- 100.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	18	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	101.1%	0.0%	- 100.0%
New Listings	3	0	- 100.0%	4	0	- 100.0%

* 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

