

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	16	+ 33.3%	17	35	+ 105.9%
Closed Sales	1	9	+ 800.0%	13	24	+ 84.6%
Median Sales Price*	\$390,000	\$377,000	- 3.3%	\$390,000	\$373,500	- 4.2%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--
Cumulative Days on Market Until Sale	103	47	- 54.4%	65	43	- 33.8%
Percent of Original List Price Received*	97.5%	100.0%	+ 2.6%	97.2%	100.8%	+ 3.7%
New Listings	18	11	- 38.9%	28	35	+ 25.0%

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

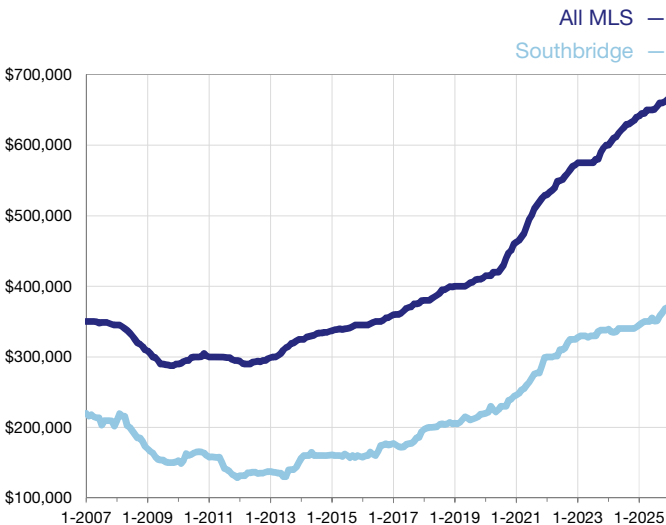
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	3	0.0%	5	3	- 40.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$150,000	\$0	- 100.0%	\$150,000	\$88,000	- 41.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	4	0	- 100.0%	12	42	+ 250.0%
Percent of Original List Price Received*	93.8%	0.0%	- 100.0%	95.3%	76.5%	- 19.7%
New Listings	1	2	+ 100.0%	6	3	- 50.0%

* 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

