

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	6	- 33.3%	20	16	- 20.0%
Closed Sales	10	5	- 50.0%	25	15	- 40.0%
Median Sales Price*	\$469,000	\$599,000	+ 27.7%	\$495,000	\$570,000	+ 15.2%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	22	57	+ 159.1%	53	61	+ 15.1%
Percent of Original List Price Received*	101.8%	99.6%	- 2.2%	97.4%	95.6%	- 1.8%
New Listings	13	11	- 15.4%	27	27	0.0%

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

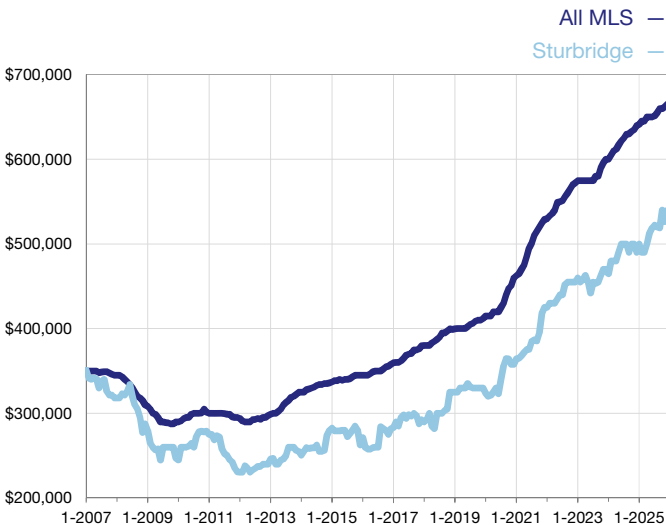
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	2	0.0%	4	3	- 25.0%
Closed Sales	3	1	- 66.7%	4	1	- 75.0%
Median Sales Price*	\$340,000	\$495,000	+ 45.6%	\$389,000	\$495,000	+ 27.2%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	33	140	+ 324.2%	29	140	+ 382.8%
Percent of Original List Price Received*	98.0%	83.2%	- 15.1%	98.8%	83.2%	- 15.8%
New Listings	1	2	+ 100.0%	5	2	- 60.0%

* 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

