

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	18	+ 63.6%	31	32	+ 3.2%
Closed Sales	8	3	- 62.5%	33	18	- 45.5%
Median Sales Price*	\$580,000	\$455,000	- 21.6%	\$524,900	\$567,000	+ 8.0%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	65	95	+ 46.2%	56	67	+ 19.6%
Percent of Original List Price Received*	100.3%	98.2%	- 2.1%	98.1%	96.0%	- 2.1%
New Listings	10	19	+ 90.0%	37	46	+ 24.3%

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

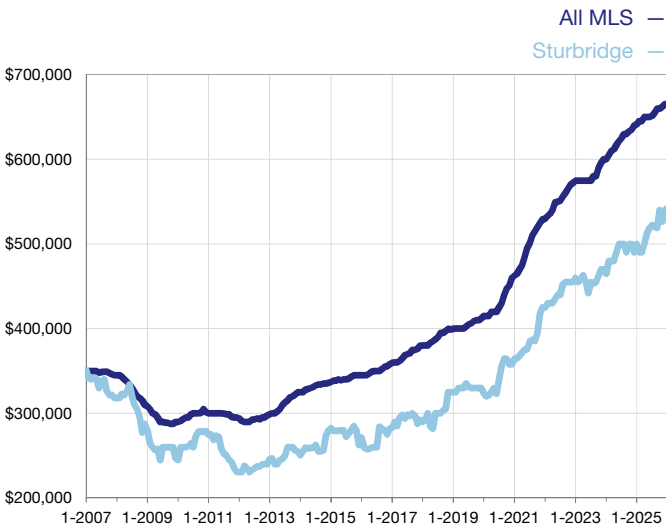
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	1	- 66.7%	7	4	- 42.9%
Closed Sales	2	2	0.0%	6	3	- 50.0%
Median Sales Price*	\$282,500	\$294,000	+ 4.1%	\$327,500	\$350,000	+ 6.9%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	2.9	--	--	--	--
Cumulative Days on Market Until Sale	36	138	+ 283.3%	31	139	+ 348.4%
Percent of Original List Price Received*	96.4%	97.3%	+ 0.9%	98.0%	92.6%	- 5.5%
New Listings	1	2	+ 100.0%	6	4	- 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

