

Southbridge

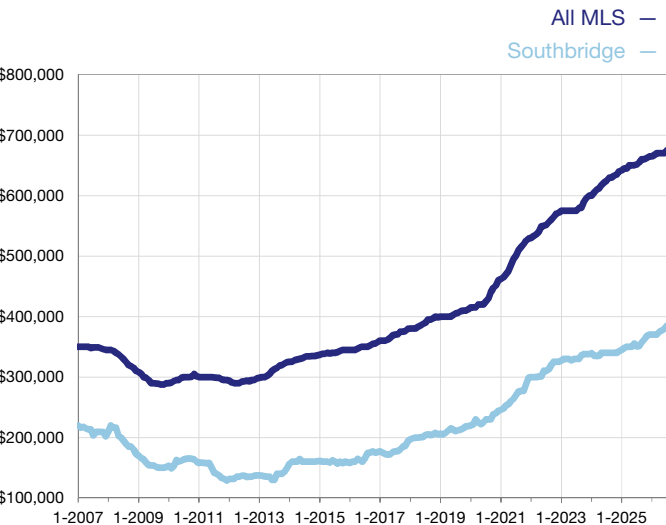
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	11	- 21.4%	63	78	+ 23.8%
Closed Sales	14	14	0.0%	59	70	+ 18.6%
Median Sales Price*	\$340,000	\$394,500	+ 16.0%	\$360,000	\$385,500	+ 7.1%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--
Cumulative Days on Market Until Sale	31	42	+ 35.5%	33	43	+ 30.3%
Percent of Original List Price Received*	100.5%	98.8%	- 1.7%	100.5%	99.4%	- 1.1%
New Listings	15	12	- 20.0%	91	96	+ 5.5%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	9	8	- 11.1%
Closed Sales	1	2	+ 100.0%	6	9	+ 50.0%
Median Sales Price*	\$195,000	\$150,750	- 22.7%	\$209,500	\$202,500	- 3.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	48	101	+ 110.4%	36	61	+ 69.4%
Percent of Original List Price Received*	88.7%	82.4%	- 7.1%	92.9%	93.0%	+ 0.1%
New Listings	1	0	- 100.0%	9	8	- 11.1%

* 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

