

Sturbridge

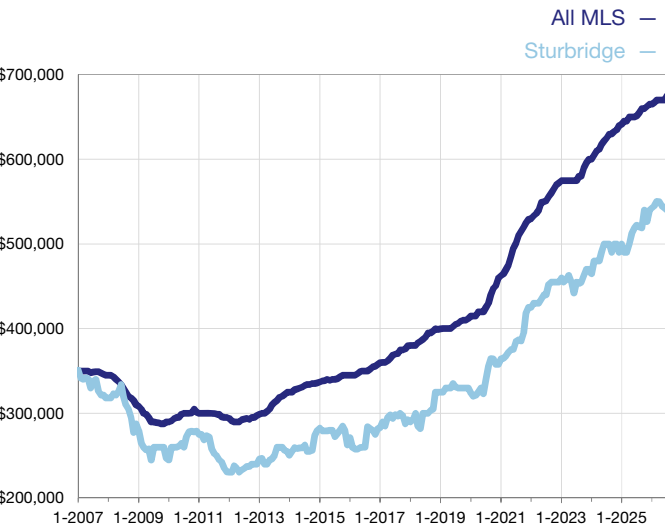
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	4	- 69.2%	64	56	- 12.5%
Closed Sales	11	13	+ 18.2%	59	53	- 10.2%
Median Sales Price*	\$551,000	\$520,000	- 5.6%	\$550,000	\$545,000	- 0.9%
Inventory of Homes for Sale	33	28	- 15.2%	--	--	--
Months Supply of Inventory	3.7	3.3	- 10.8%	--	--	--
Cumulative Days on Market Until Sale	24	37	+ 54.2%	44	47	+ 6.8%
Percent of Original List Price Received*	103.4%	99.2%	- 4.1%	99.7%	98.2%	- 1.5%
New Listings	15	10	- 33.3%	92	81	- 12.0%

* 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	2	0	- 100.0%	9	8	- 11.1%
Closed Sales	0	1	--	8	6	- 25.0%
Median Sales Price*	\$0	\$260,000	--	\$318,750	\$305,000	- 4.3%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.7	3.3	+ 371.4%	--	--	--
Cumulative Days on Market Until Sale	0	87	--	30	97	+ 223.3%
Percent of Original List Price Received*	0.0%	100.0%	--	100.5%	95.3%	- 5.2%
New Listings	0	4	--	9	10	+ 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

