

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

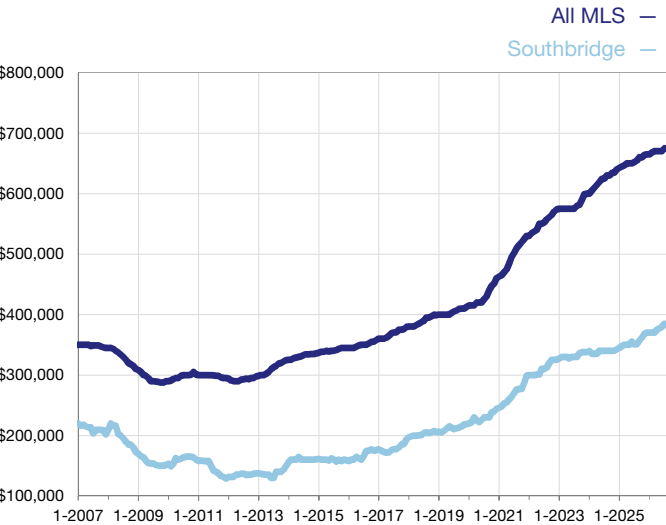
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	10	+ 11.1%	72	86	+ 19.4%
Closed Sales	9	13	+ 44.4%	68	83	+ 22.1%
Median Sales Price*	\$380,000	\$355,000	- 6.6%	\$360,000	\$378,500	+ 5.1%
Inventory of Homes for Sale	21	25	+ 19.0%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 4.2%	--	--	--
Cumulative Days on Market Until Sale	34	32	- 5.9%	33	41	+ 24.2%
Percent of Original List Price Received*	98.4%	101.7%	+ 3.4%	100.2%	99.7%	- 0.5%
New Listings	8	18	+ 125.0%	99	114	+ 15.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	9	8	- 11.1%
Closed Sales	3	0	- 100.0%	9	9	0.0%
Median Sales Price*	\$188,500	\$0	- 100.0%	\$189,900	\$202,500	+ 6.6%
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	86	0	- 100.0%	53	61	+ 15.1%
Percent of Original List Price Received*	93.3%	0.0%	- 100.0%	93.1%	93.0%	- 0.1%
New Listings	1	1	0.0%	10	9	- 10.0%

* 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

