

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

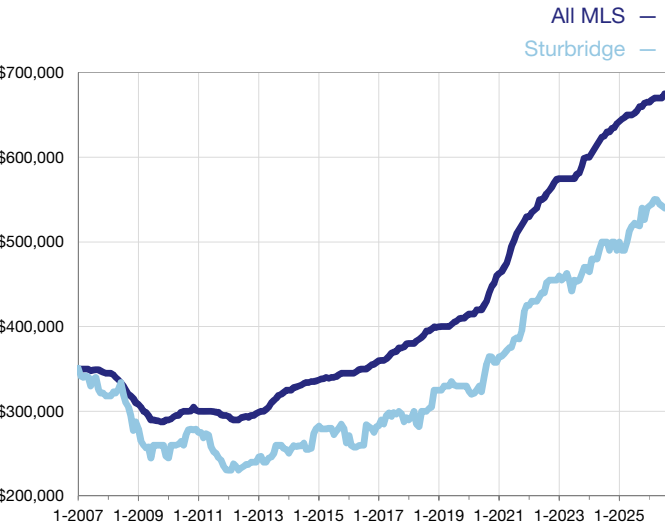
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	12	+ 20.0%	74	67	- 9.5%
Closed Sales	12	6	- 50.0%	71	59	- 16.9%
Median Sales Price*	\$507,500	\$470,000	- 7.4%	\$550,000	\$540,000	- 1.8%
Inventory of Homes for Sale	25	28	+ 12.0%	--	--	--
Months Supply of Inventory	2.7	3.2	+ 18.5%	--	--	--
Cumulative Days on Market Until Sale	30	83	+ 176.7%	41	51	+ 24.4%
Percent of Original List Price Received*	99.0%	94.5%	- 4.5%	99.6%	97.8%	- 1.8%
New Listings	7	12	+ 71.4%	99	93	- 6.1%

* 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	3	--	9	11	+ 22.2%
Closed Sales	0	2	--	8	8	0.0%
Median Sales Price*	\$0	\$364,000	--	\$318,750	\$305,000	- 4.3%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.6	2.9	+ 383.3%	--	--	--
Cumulative Days on Market Until Sale	0	128	--	30	105	+ 250.0%
Percent of Original List Price Received*	0.0%	98.6%	--	100.5%	96.1%	- 4.4%
New Listings	0	3	--	9	13	+ 44.4%

* 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

