

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

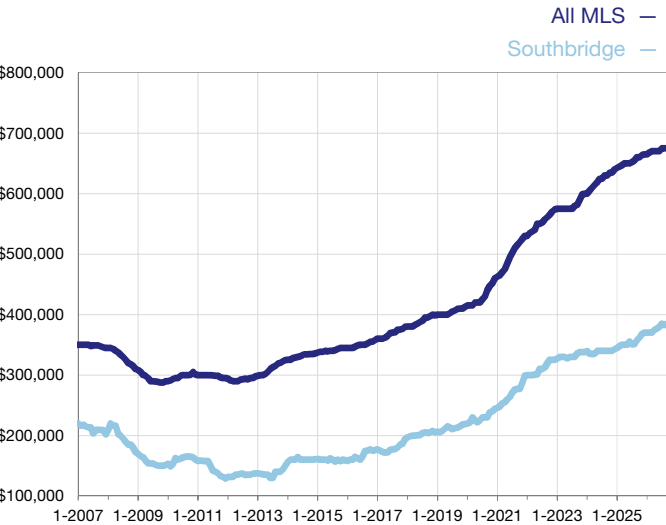
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	13	+ 8.3%	84	96	+ 14.3%
Closed Sales	11	5	- 54.5%	79	88	+ 11.4%
Median Sales Price*	\$380,000	\$424,900	+ 11.8%	\$360,000	\$379,250	+ 5.3%
Inventory of Homes for Sale	23	24	+ 4.3%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--
Cumulative Days on Market Until Sale	57	36	- 36.8%	37	41	+ 10.8%
Percent of Original List Price Received*	97.1%	98.6%	+ 1.5%	99.8%	99.7%	- 0.1%
New Listings	14	11	- 21.4%	113	124	+ 9.7%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	10	8	- 20.0%
Closed Sales	0	0	--	9	9	0.0%
Median Sales Price*	\$0	\$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	0	0	--	53	61	+ 15.1%
Percent of Original List Price Received*	0.0%	0.0%	--	93.1%	93.0%	- 0.1%
New Listings	1	0	- 100.0%	11	9	- 18.2%

* 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

