

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sturbridge

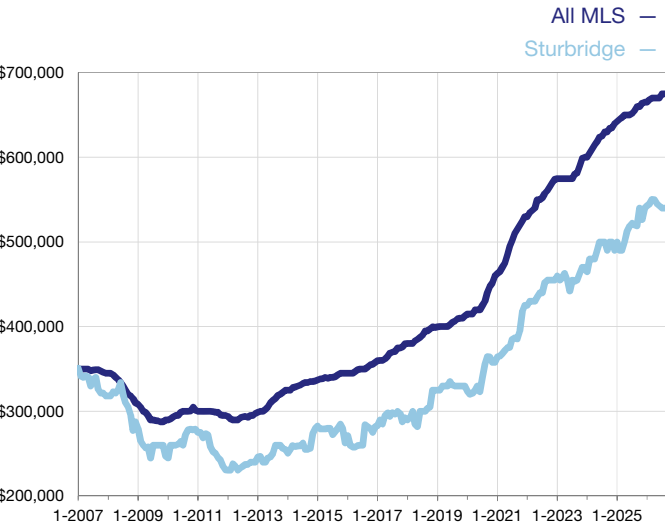
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	10	- 23.1%	87	74	- 14.9%
Closed Sales	14	9	- 35.7%	85	68	- 20.0%
Median Sales Price*	\$440,935	\$536,000	+ 21.6%	\$535,000	\$538,000	+ 0.6%
Inventory of Homes for Sale	28	33	+ 17.9%	--	--	--
Months Supply of Inventory	2.9	4.0	+ 37.9%	--	--	--
Cumulative Days on Market Until Sale	28	49	+ 75.0%	39	51	+ 30.8%
Percent of Original List Price Received*	95.1%	97.0%	+ 2.0%	98.8%	97.7%	- 1.1%
New Listings	19	16	- 15.8%	118	109	- 7.6%

* 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	0	0	--	9	10	+ 11.1%
Closed Sales	2	2	0.0%	10	10	0.0%
Median Sales Price*	\$509,950	\$475,950	- 6.7%	\$331,250	\$356,000	+ 7.5%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	2.5	5.1	+ 104.0%	--	--	--
Cumulative Days on Market Until Sale	30	78	+ 160.0%	30	100	+ 233.3%
Percent of Original List Price Received*	97.8%	96.2%	- 1.6%	100.0%	96.2%	- 3.8%
New Listings	3	2	- 33.3%	12	15	+ 25.0%

* 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

