# Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

# Southbridge

## Single-Family Properties

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 5 | **9** | + 80.0% | 89 | **100** | + 12.4% |
| Closed Sales | 12 | **10** | - 16.7% | 91 | **98** | + 7.7% |
| Median Sales Price* | $405,000 | **$397,500** | - 1.9% | $370,000 | **$382,500** | + 3.4% |
| Inventory of Homes for Sale | 27 | **25** | - 7.4% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | **2.6** | - 13.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 46 | **57** | + 23.9% | 38 | **43** | + 13.2% |
| Percent of Original List Price Received* | 95.9% | **97.4%** | + 1.6% | 99.3% | **99.4%** | + 0.1% |
| New Listings | 10 | **11** | + 10.0% | 123 | **135** | + 9.8% |

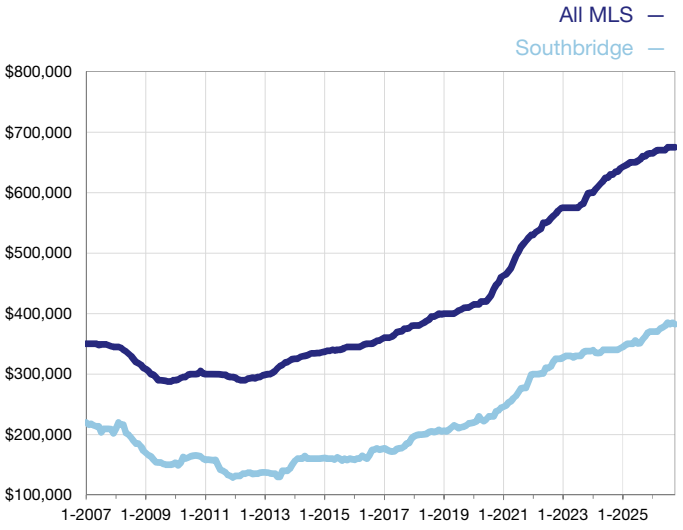
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

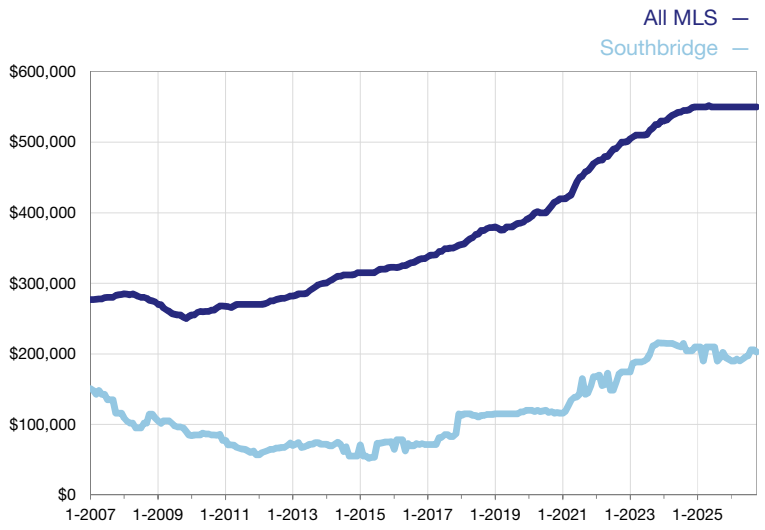
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 0 | **0** | -- | 10 | **8** | - 20.0% |
| Closed Sales | 1 | **0** | - 100.0% | 10 | **9** | - 10.0% |
| Median Sales Price* | $208,900 | **$0** | - 100.0% | $192,450 | **$202,500** | + 5.2% |
| Inventory of Homes for Sale | 2 | **2** | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | **1.1** | - 8.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 36 | **0** | - 100.0% | 51 | **61** | + 19.6% |
| Percent of Original List Price Received* | 99.5% | **0.0%** | - 100.0% | 93.7% | **93.0%** | - 0.7% |
| New Listings | 1 | **1** | 0.0% | 12 | **10** | - 16.7% |

* 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




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