Local Market Update – October 2026

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

Sturbridge

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**9**	+ 12.5%	95	**81**	- 14.7%
Closed Sales	13	**9**	- 30.8%	98	**77**	- 21.4%
Median Sales Price*	$600,000	**$463,700**	- 22.7%	$547,500	**$525,000**	- 4.1%
Inventory of Homes for Sale	32	**34**	+ 6.3%	--	--	--
Months Supply of Inventory	3.3	**4.2**	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	36	**30**	- 16.7%	39	**48**	+ 23.1%
Percent of Original List Price Received*	101.8%	**98.8%**	- 2.9%	99.2%	**97.8%**	- 1.4%
New Listings	15	**15**	0.0%	133	**124**	- 6.8%

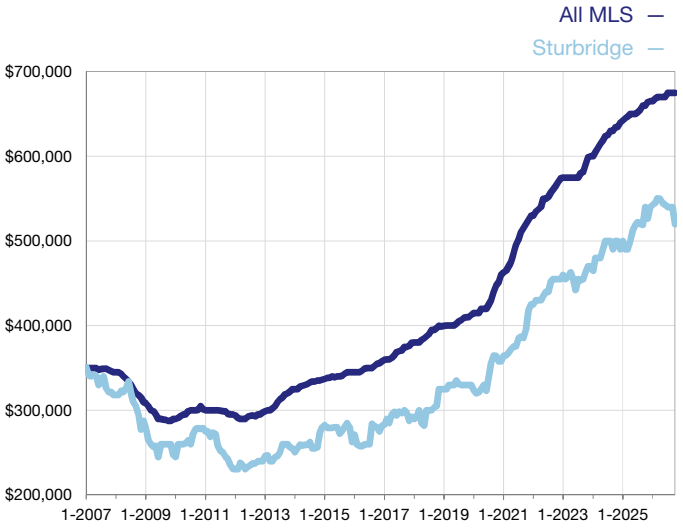
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

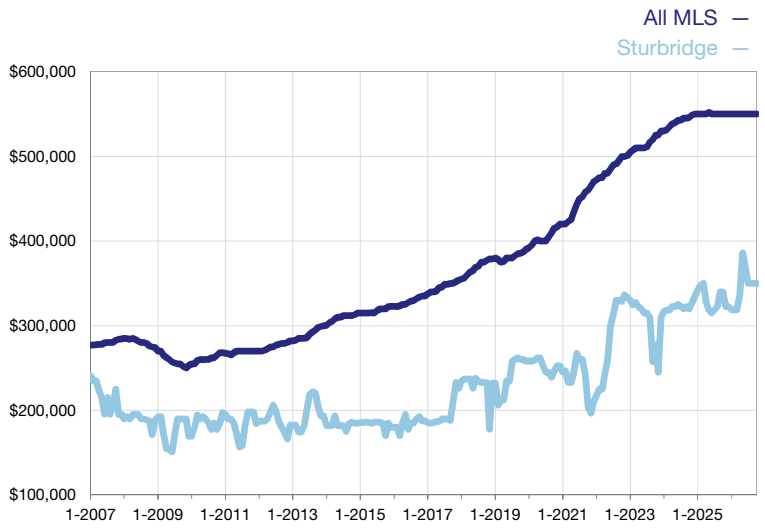
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**3**	+ 200.0%	10	**13**	+ 30.0%
Closed Sales	0	**0**	--	10	**10**	0.0%
Median Sales Price*	$0	**$0**	--	$331,250	**$356,000**	+ 7.5%
Inventory of Homes for Sale	5	**8**	+ 60.0%	--	--	--
Months Supply of Inventory	3.1	**4.3**	+ 38.7%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	30	**100**	+ 233.3%
Percent of Original List Price Received*	0.0%	**0.0%**	--	100.0%	**96.2%**	- 3.8%
New Listings	2	**3**	+ 50.0%	14	**18**	+ 28.6%

* 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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