

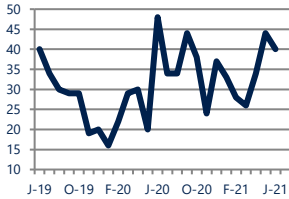


**Focus On: Southbridge Housing Market**

June 2021

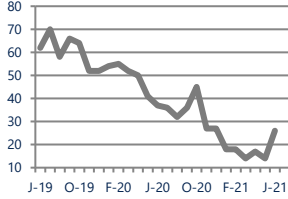
Zip Code(s): 22026

**Units Sold**  
40



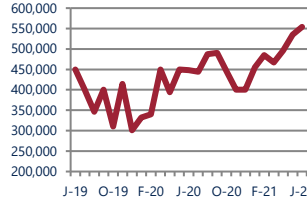
**Down -17%**  
Vs. Year Ago

**Active Inventory**  
26



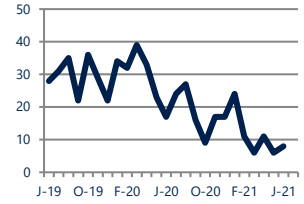
**Down -30%**  
Vs. Year Ago

**Median Sale Price**  
\$554,032



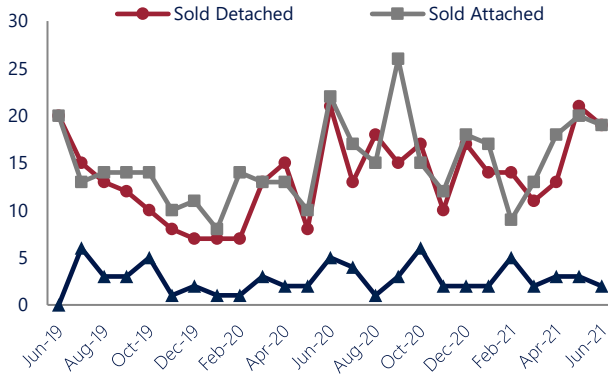
**Up 24%**  
Vs. Year Ago

**Days On Market**  
8



**Down -53%**  
Vs. Year Ago

**Units Sold\***



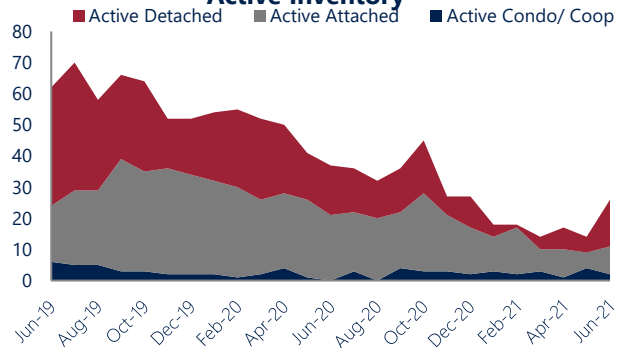
**Units Sold**

There was a decrease in total units sold in June, with 40 sold this month in Southbridge versus 44 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 17% versus June 2020.

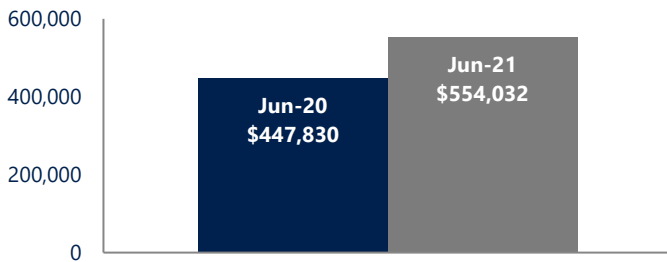
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 11 units or 30%. The total number of active inventory this June was 26 compared to 37 in June 2020. This month's total of 26 is higher than the previous month's total supply of available inventory of 14, an increase of 86%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Southbridge Homes was \$447,830. This June, the median sale price was \$554,032, an increase of 24% or \$106,202 compared to last year. The current median sold price is 4% higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Southbridge are defined as properties listed in zip code/s 22026.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.





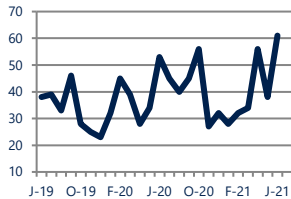
## Focus On: Southbridge Housing Market

June 2021

Zip Code(s): 22026

### New Listings

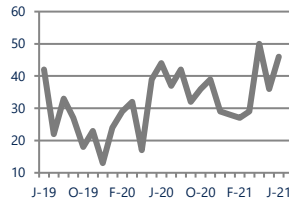
61



**Up 15%**  
Vs. Year Ago

### Current Contracts

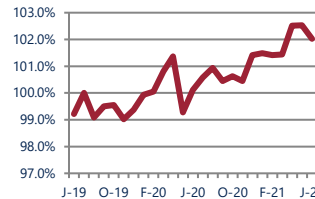
46



**Up 5%**  
Vs. Year Ago

### Sold Vs. List Price

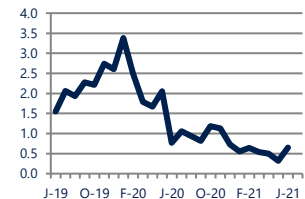
102.0%



**Up 1.9%**  
Vs. Year Ago

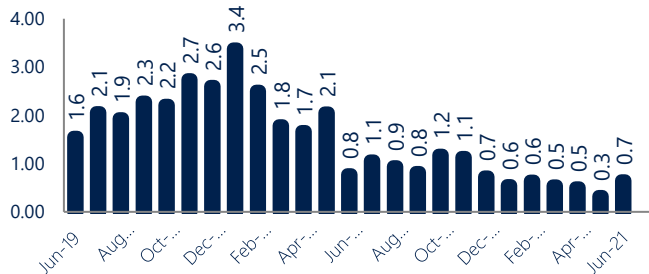
### Months of Supply

0.7



**Down -16%**  
Vs. Year Ago

### Months of Supply



### Months of Supply

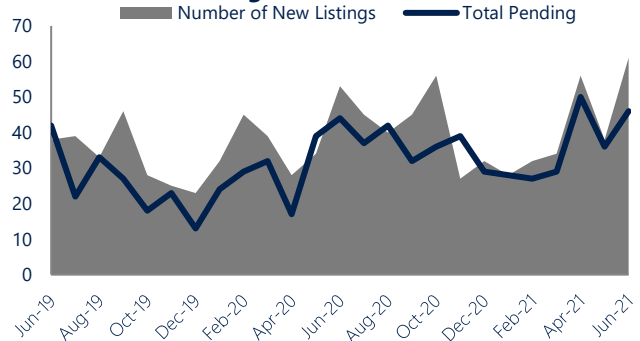
In June, there was 0.7 months of supply available in Southbridge, compared to 0.8 in June 2020. That is a decrease of 16% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

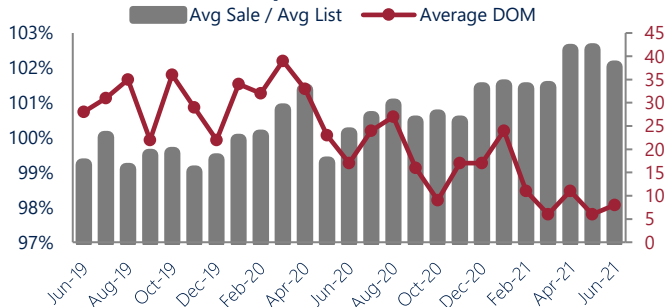
### New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Southbridge compared to 53 in June 2020, an increase of 15%. There were 46 current contracts pending sale this June compared to 44 a year ago. The number of current contracts is 5% higher than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in Southbridge was 102.0% of the average list price, which is 1.9% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 8, lower than the average last year, which was 17, a decrease of 53%.

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