



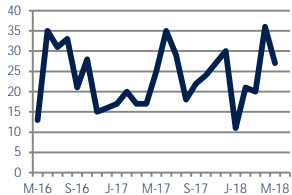
## Focus On: Southbridge Housing Market

May 2018

Zip Code(s): 22026

### Units Sold

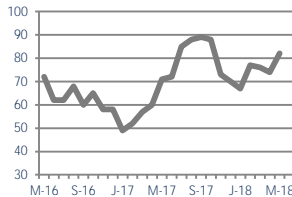
27



Up 8%  
Vs. Year Ago

### Active Inventory

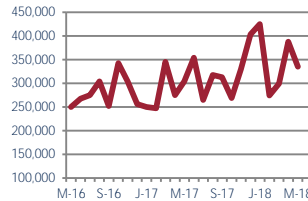
82



Up 15%  
Vs. Year Ago

### Median Sale Price

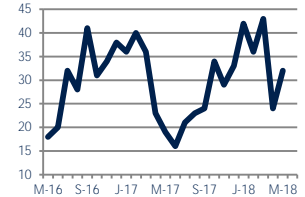
\$335,000



Up 10%  
Vs. Year Ago

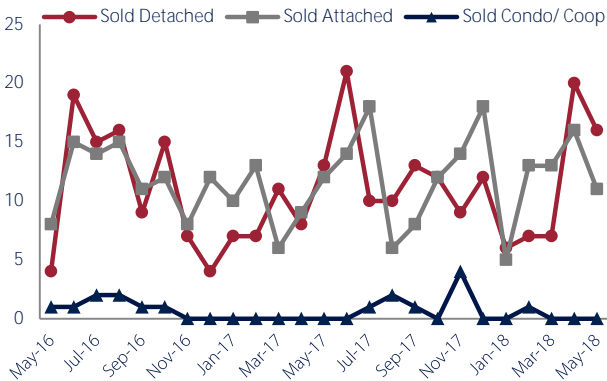
### Days On Market

32



Up  
Vs. Year Ago

### Units Sold\*



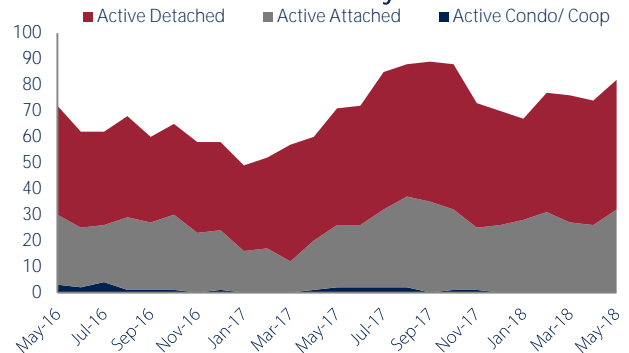
### Units Sold

There was a decrease in total units sold in May, with 27 sold this month in Southbridge versus 36 last month, a decrease of 25%. This month's total units sold was higher than at this time last year, an increase of 8% versus May 2017.

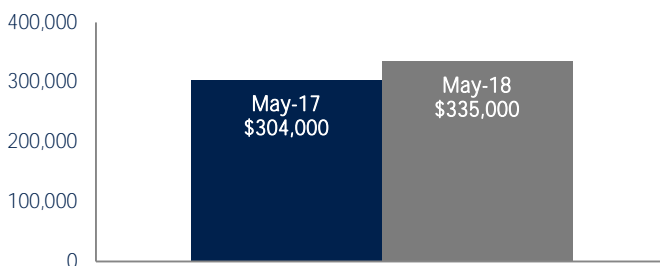
### Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 15%. The total number of active inventory this May was 82 compared to 71 in May 2017. This month's total of 82 is higher than the previous month's total supply of available inventory of 74, an increase of 11%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last May, the median sale price for Southbridge Homes was \$304,000. This May, the median sale price was \$335,000, an increase of 10% or \$31,000 compared to last year. The current median sold price is 14% lower than in April.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.





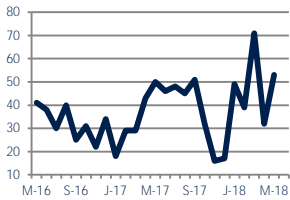
## Focus On: Southbridge Housing Market

May 2018

Zip Code(s): 22026

### New Listings

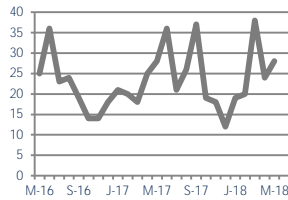
53



Up 6%  
Vs. Year Ago

### Current Contracts

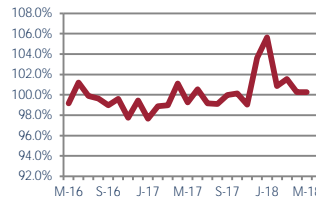
28



No Change  
Vs. Year Ago

### Sold Vs. List Price

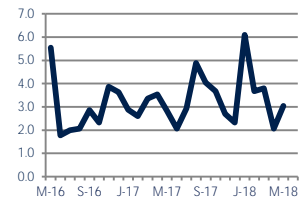
100.3%



Up 1%  
Vs. Year Ago

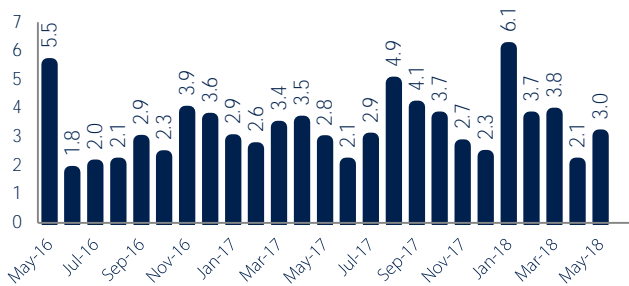
### Months of Supply

3.0



Up 7%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

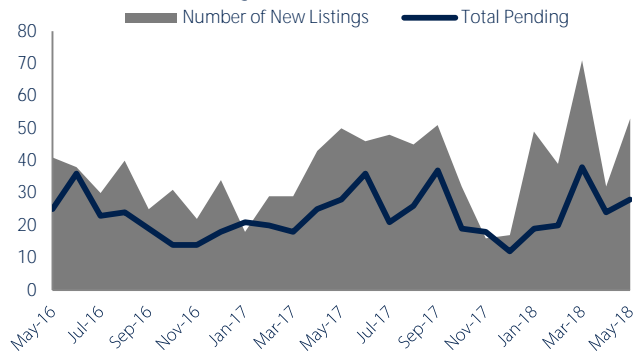
In May, there was 3.0 months of supply available in Southbridge, compared to 2.8 in May 2017. That is an increase of 7% versus a year ago.

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.

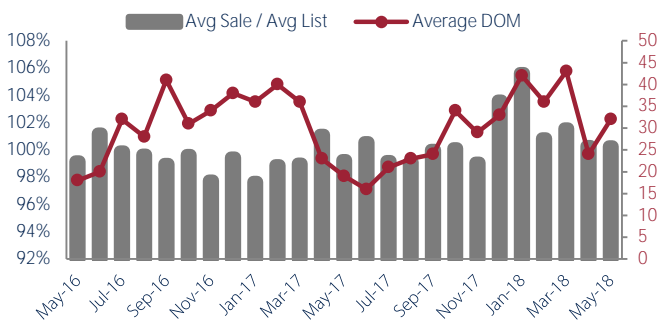
### New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Southbridge compared to 50 in May 2017, an increase of 6%. There were 28 current contracts pending sale this May, consistent with the volume a year ago. The number of current contracts is 17% higher than last month.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Southbridge was 100.3% of the average list price, which is 1.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 32, higher than the average last year, which was 19. This increase was impacted by the limited number of sales.



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