



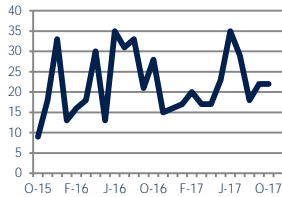
Focus On: Southbridge Housing Market

October 2017

Zip Code(s): 22026

Units Sold

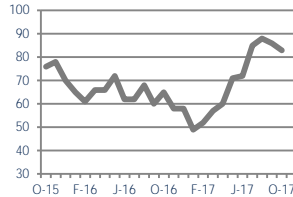
22



Down -21%
Vs. Year Ago

Active Inventory

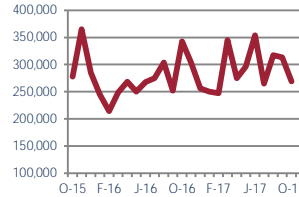
83



Up 28%
Vs. Year Ago

Median Sale Price

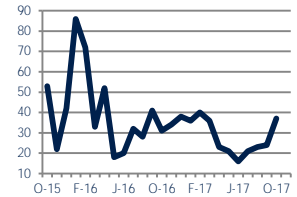
\$269,000



Down -21%
Vs. Year Ago

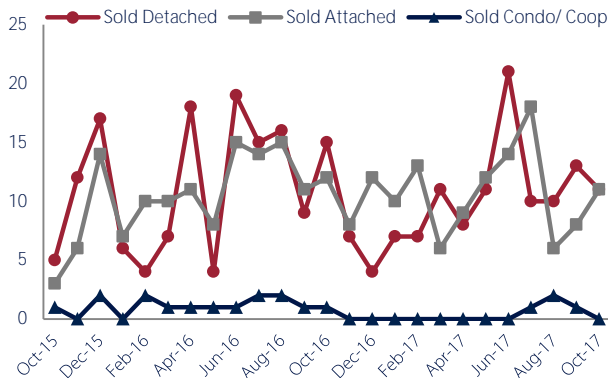
Days On Market

37



Up 19%
Vs. Year Ago

Units Sold*



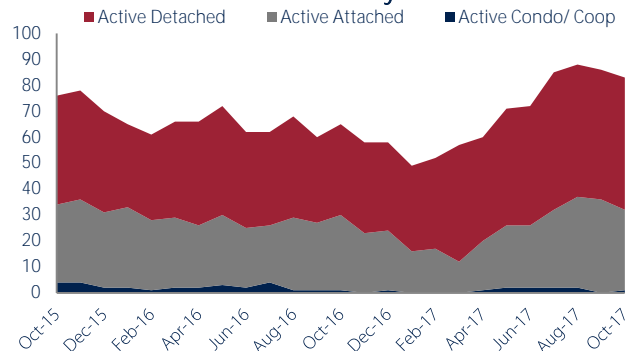
Units Sold

The number of units sold remained stable in October, with 22 sold this month in Southbridge. This month's total units sold was lower than at this time last year, a decrease of 21% versus October 2016.

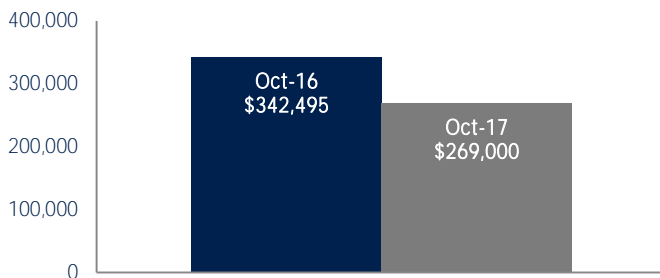
Active Inventory

Versus last year, the total number of homes available this month is higher by 18 units or 28%. The total number of active inventory this October was 83 compared to 65 in October 2016. This month's total of 83 is lower than the previous month's total supply of available inventory of 86, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Southbridge Homes was \$342,495. This October, the median sale price was \$269,000, a decrease of 21% or \$73,495 compared to last year. The current median sold price is 14% lower than in September.

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



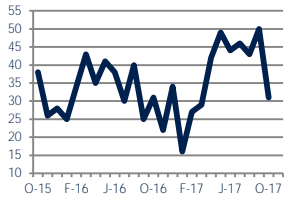
Focus On: Southbridge Housing Market

October 2017

Zip Code(s): 22026

New Listings

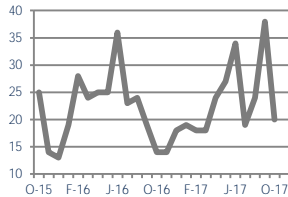
31



No Change
Vs. Year Ago

Current Contracts

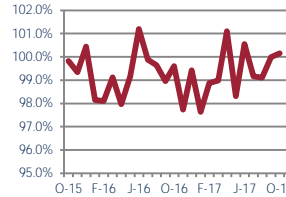
20



Up 43%
Vs. Year Ago

Sold Vs. List Price

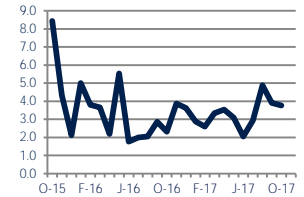
100.2%



Up 0.6%
Vs. Year Ago

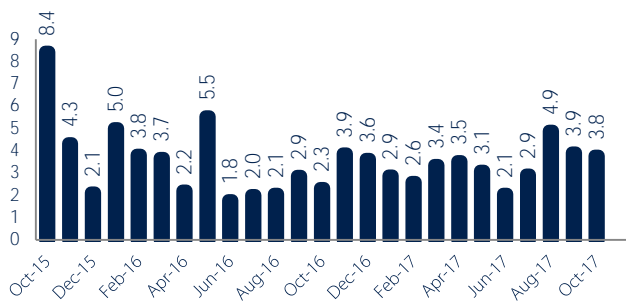
Months of Supply

3.8



Up 63%
Vs. Year Ago

Months Of Supply



Months of Supply

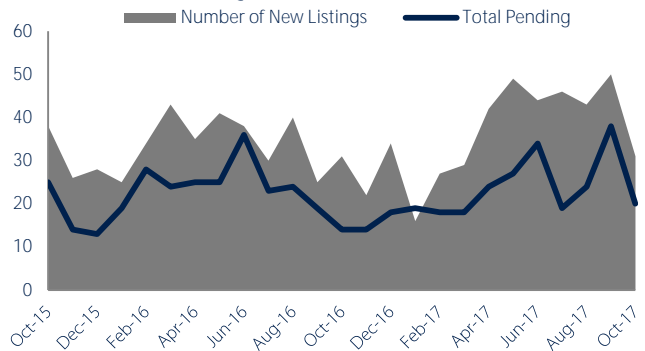
In October, there was 3.8 months of supply available in Southbridge, compared to 2.3 in October 2016. That is an increase of 63% versus a year ago.

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.

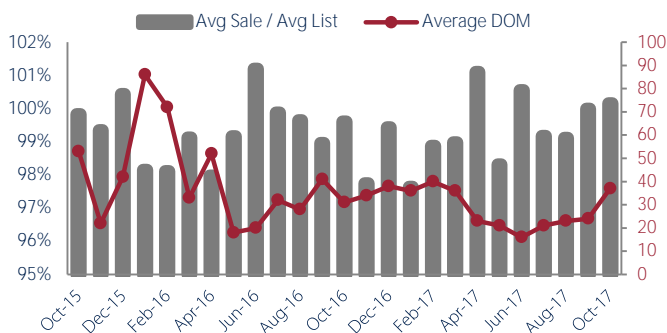
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Southbridge, which is similar to the amount in October 2016. There were 20 current contracts pending sale this October compared to 14 a year ago. The number of current contracts is 43% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Southbridge was 100.2% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 37, higher than the average last year, which was 31, an increase of 19%.