

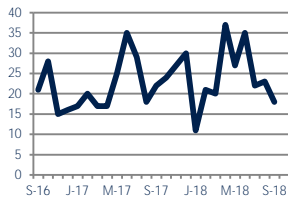
## Focus On: Southbridge Housing Market

September 2018

Zip Code(s): 22026

### Units Sold

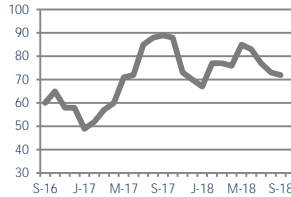
18



Down -18%  
Vs. Year Ago

### Active Inventory

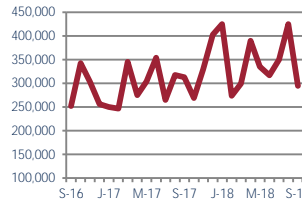
72



Down -19%  
Vs. Year Ago

### Median Sale Price

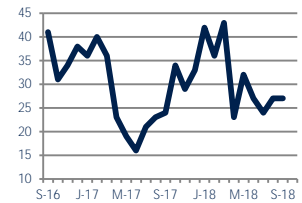
\$295,000



Down  
Vs. Year Ago

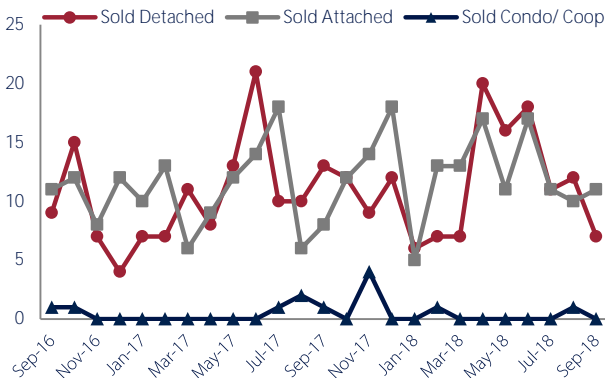
### Days On Market

27



Up 13%  
Vs. Year Ago

### Units Sold\*



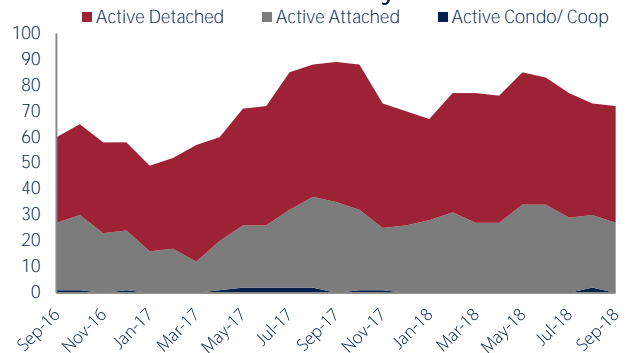
### Units Sold

There was a decrease in total units sold in September, with 18 sold this month in Southbridge versus 23 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 18% versus September 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 19%. The total number of active inventory this September was 72 compared to 89 in September 2017. This month's total of 72 is lower than the previous month's total supply of available inventory of 73, a decrease of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last September, the median sale price for Southbridge Homes was \$313,000. This September, the median sale price was \$295,000, a decrease of \$18,000 compared to last year. The current median sold price is lower than in August.

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.



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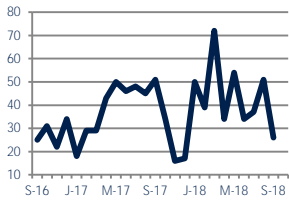
## Focus On: Southbridge Housing Market

September 2018

Zip Code(s): 22026

### New Listings

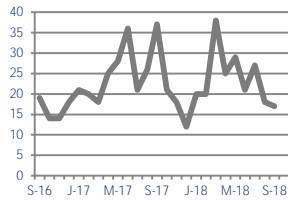
26



Down -49%  
Vs. Year Ago

### Current Contracts

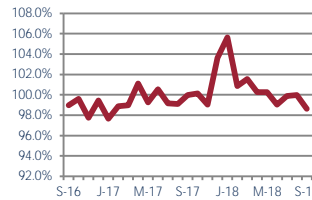
17



Down -54%  
Vs. Year Ago

### Sold Vs. List Price

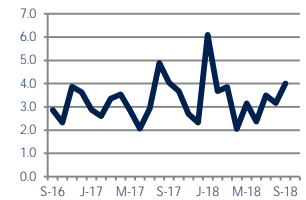
98.6%



Down -1.4%  
Vs. Year Ago

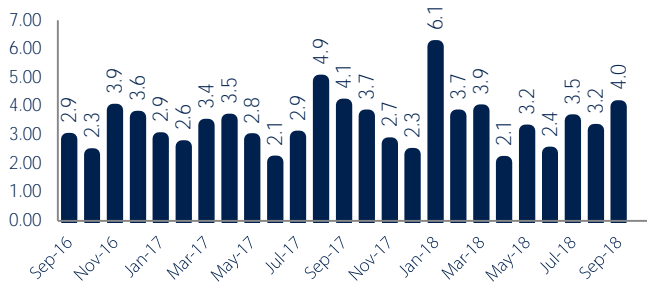
### Months of Supply

4.0



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

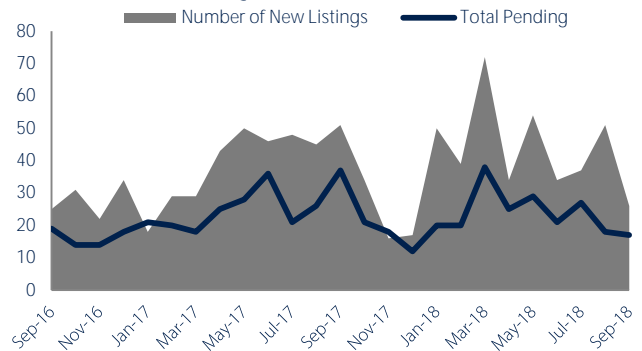
In September, there was 4.0 months of supply available in Southbridge. The amount of supply is similar compared to a year ago.

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.

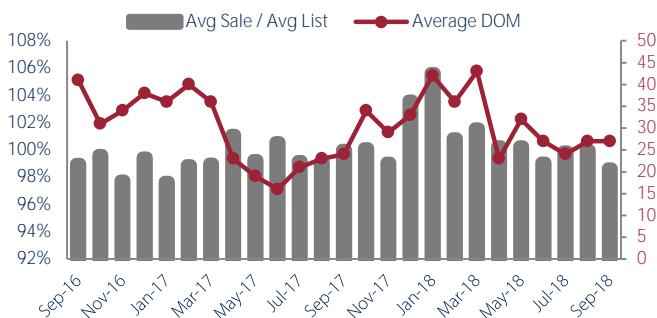
### New Listings & Current Contracts

This month there were 26 homes newly listed for sale in Southbridge compared to 51 in September 2017, a decrease of 49%. There were 17 current contracts pending sale this September compared to 37 a year ago. The number of current contracts is 54% lower than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Southbridge was 98.6% of the average list price, which is 1.4% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 24, an increase of 13%.



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