



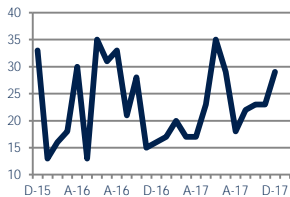
Focus On: Southbridge Housing Market

December 2017

Zip Code(s): 22026

Units Sold

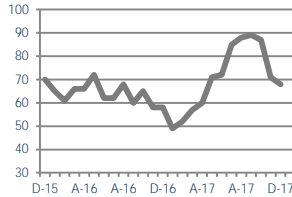
29



Up
Vs. Year Ago

Active Inventory

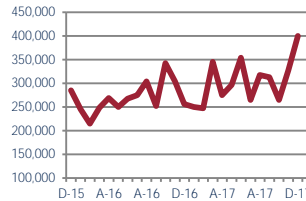
68



Up 17%
Vs. Year Ago

Median Sale Price

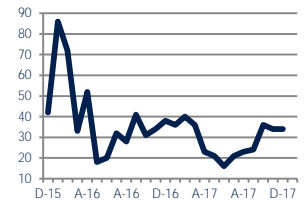
\$400,000



Up
Vs. Year Ago

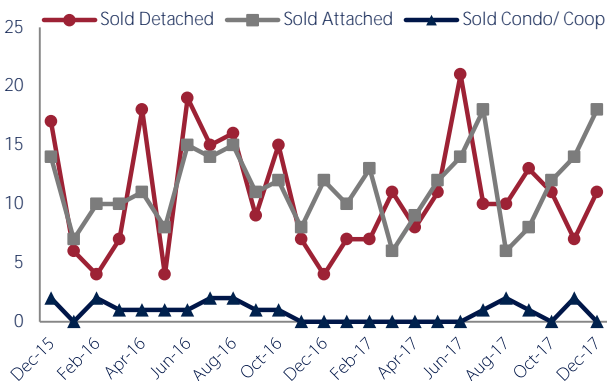
Days On Market

34



Down -11%
Vs. Year Ago

Units Sold*



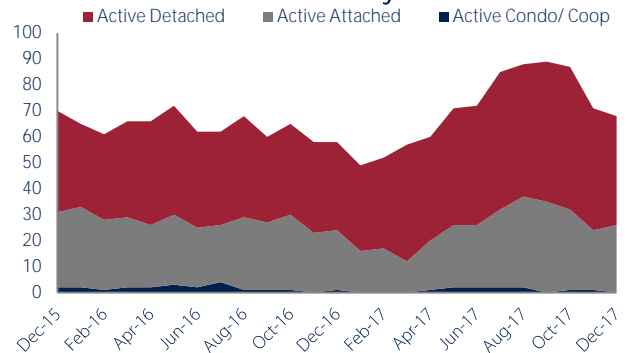
Units Sold

With relatively few transactions, there was an increase in total units sold in December, with 29 sold this month in Southbridge. This month's total units sold was higher than at this time last year, an increase from December 2016.

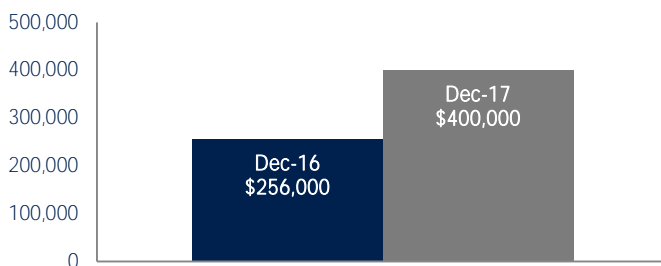
Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 17%. The total number of active inventory this December was 68 compared to 58 in December 2016. This month's total of 68 is lower than the previous month's total supply of available inventory of 71, a decrease of 4%.

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 December, the median sale price for Southbridge Homes was \$256,000. This December, the median sale price was \$400,000, an increase of \$144,000 compared to last year. The current median sold price is higher than in November.

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.



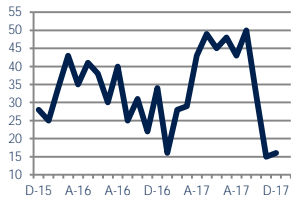
Focus On: Southbridge Housing Market

December 2017

Zip Code(s): 22026

New Listings

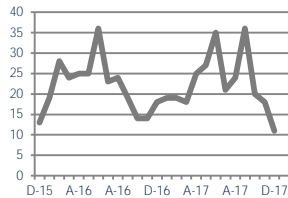
16



Down -53%
Vs. Year Ago

Current Contracts

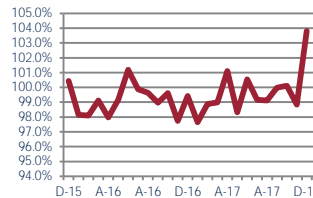
11



Down -39%
Vs. Year Ago

Sold Vs. List Price

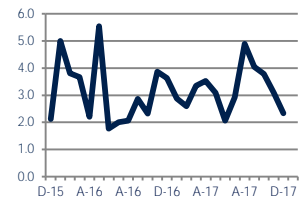
103.8%



Up 4.4%
Vs. Year Ago

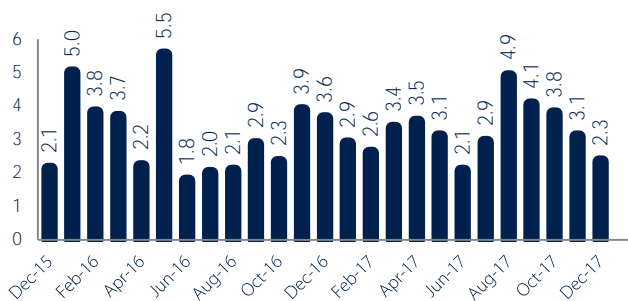
Months of Supply

2.3



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

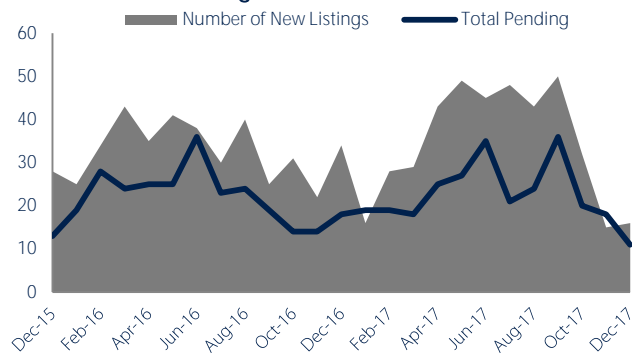
In December, there was 2.3 months of supply available in Southbridge, compared to 3.6 in December 2016. That is a decrease of 35% versus a year ago.

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.

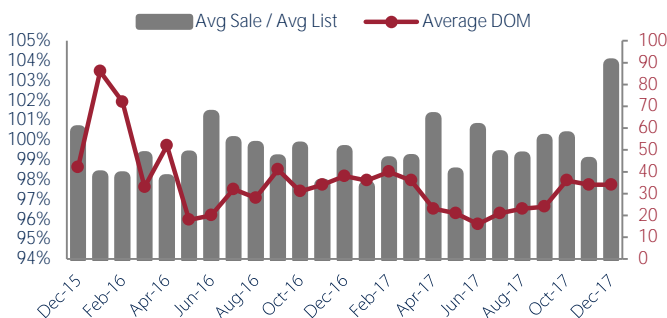
New Listings & Current Contracts

This month there were 16 homes newly listed for sale in Southbridge compared to 34 in December 2016, a decrease of 53%. There were 11 current contracts pending sale this December compared to 18 a year ago. The number of current contracts is 39% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Southbridge was 103.8% of the average list price, which is 4.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 38, a decrease of 11%.



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