

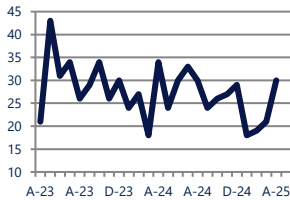
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTHBRIDGE HOUSING MARKET**

APRIL 2025

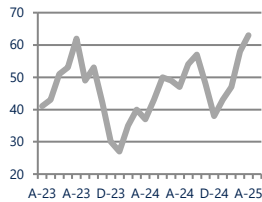
Zip Code(s): 22026

**Units Sold**  
30



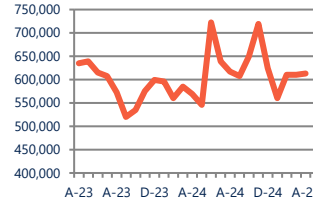
**Down**  
Vs. Year Ago

**Active Inventory**  
63



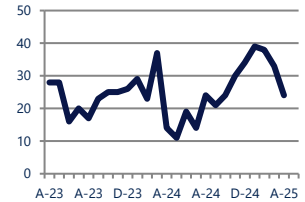
**Up 70%**  
Vs. Year Ago

**Median Sale Price**  
\$613,200



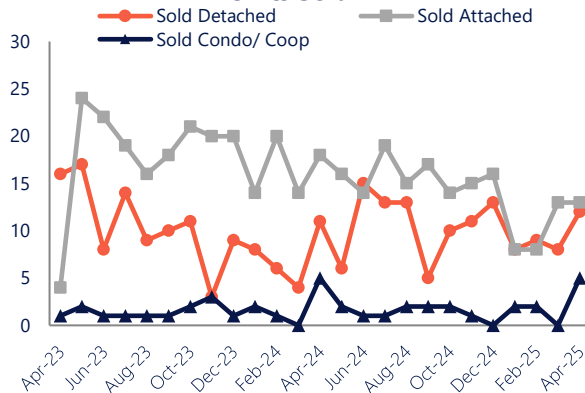
**Up 8%**  
Vs. Year Ago

**Days On Market**  
24



**Up**  
Vs. Year Ago

## Units Sold\*



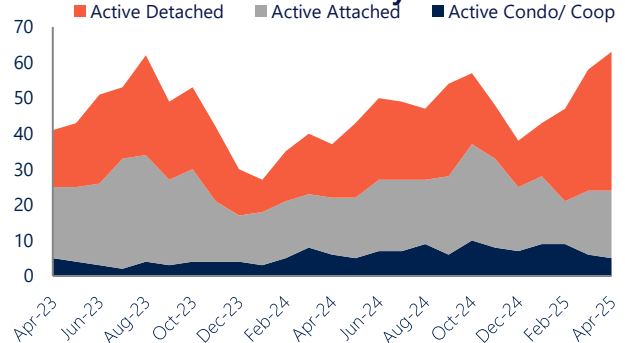
## Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 30 sold this month in Southbridge. This month's total units sold was lower than at this time last year, a decrease from April 2024.

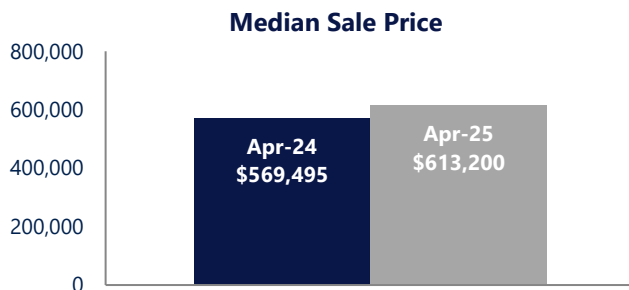
## Active Inventory

Versus last year, the total number of homes available this month is higher by 26 units or 70%. The total number of active inventory this April was 63 compared to 37 in April 2024. This month's total of 63 is higher than the previous month's total supply of available inventory of 58, an increase of 9%.

## Active Inventory\*



## Median Sale Price



Last April, the median sale price for Southbridge Homes was \$569,495. This April, the median sale price was \$613,200, an increase of 8% or \$43,705 compared to last year. The current median sold price is 1% higher than in March.

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.

# THE LONG & FOSTER MARKET MINUTE™

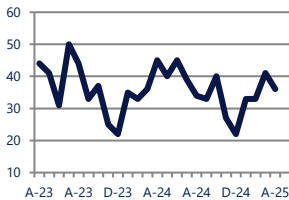
FOCUS ON: **SOUTHBRIDGE HOUSING MARKET**

APRIL 2025

Zip Code(s): 22026

### New Listings

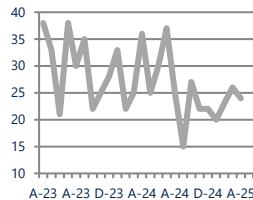
36



**Down -20%**  
Vs. Year Ago

### Current Contracts

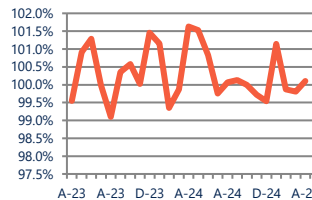
24



**Down -33%**  
Vs. Year Ago

### Sold Vs. List Price

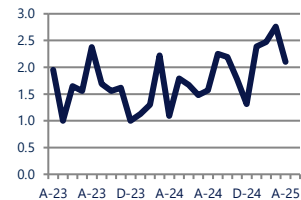
100.1%



**Down -1.5%**  
Vs. Year Ago

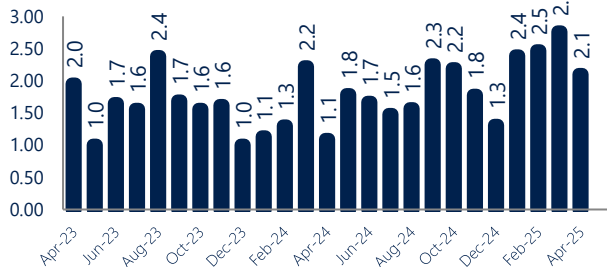
### Months of Supply

2.1



**Up 93%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

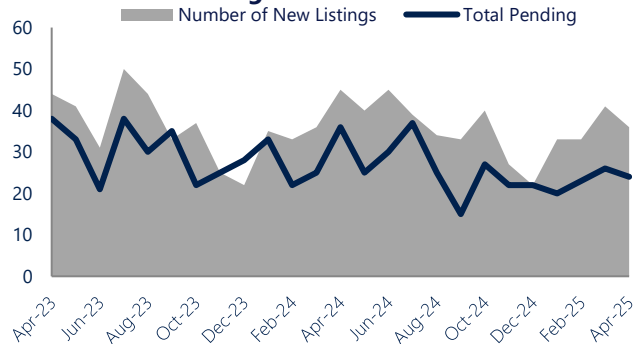
In April, there was 2.1 months of supply available in Southbridge, compared to 1.1 in April 2024. That is an increase of 93% versus a year ago.

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.

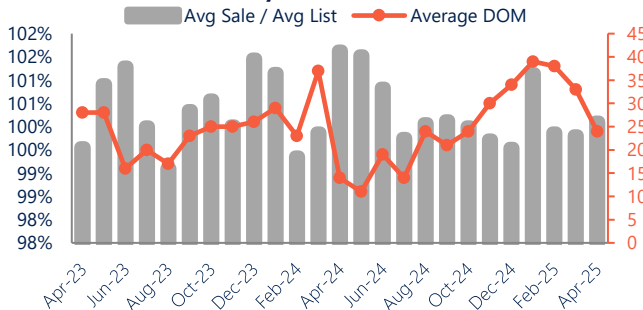
### New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Southbridge compared to 45 in April 2024, a decrease of 20%. There were 24 current contracts pending sale this April compared to 36 a year ago. The number of current contracts is 33% lower than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Southbridge was 100.1% of the average list price, which is 1.5% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 24, higher than the average last year, which was 14. This increase was impacted by the limited number of sales.

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