

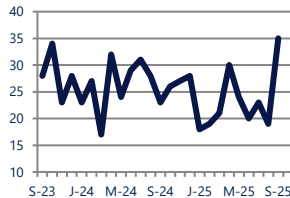
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTHBRIDGE HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 22026

Units Sold

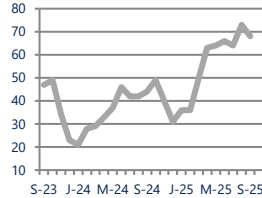
35



Up
Vs. Year Ago

Active Inventory

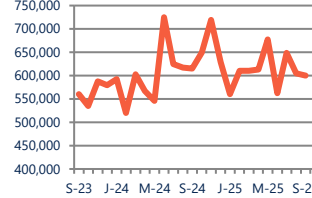
68



Up 55%
Vs. Year Ago

Median Sale Price

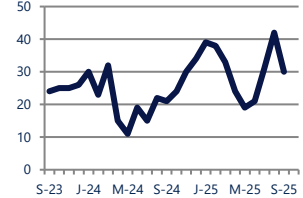
\$600,000



Down -2%
Vs. Year Ago

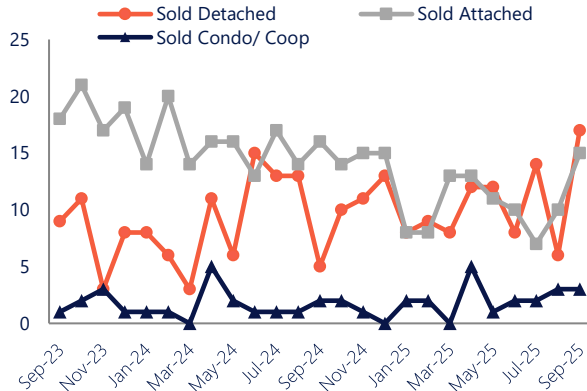
Days On Market

30



Up 43%
Vs. Year Ago

Units Sold*



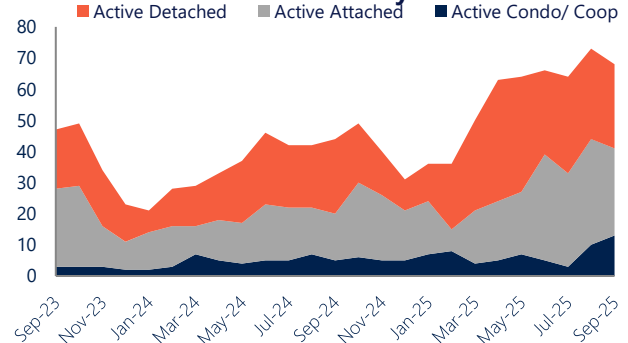
Units Sold

With relatively few transactions, there was an increase in total units sold in September, with 35 sold this month in Southbridge. This month's total units sold was higher than at this time last year, an increase from September 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 24 units or 55%. The total number of active inventory this September was 68 compared to 44 in September 2024. This month's total of 68 is lower than the previous month's total supply of available inventory of 73, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Southbridge Homes was \$615,000. This September, the median sale price was \$600,000, a decrease of 2% or \$15,000 compared to last year. The current median sold price is 1% 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 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.

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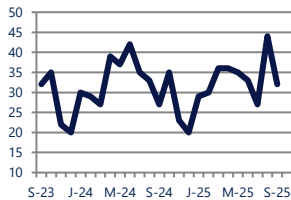
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTHBRIDGE HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 22026

New Listings

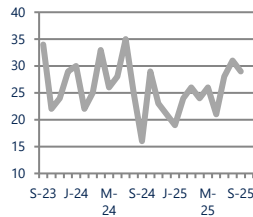
32



Up 19%
Vs. Year Ago

Current Contracts

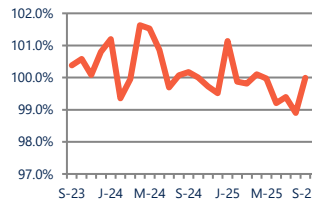
29



Up 81%
Vs. Year Ago

Sold Vs. List Price

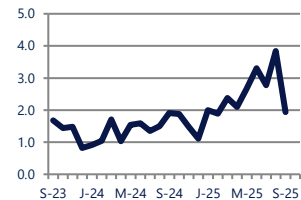
100.0%



No Change
Vs. Year Ago

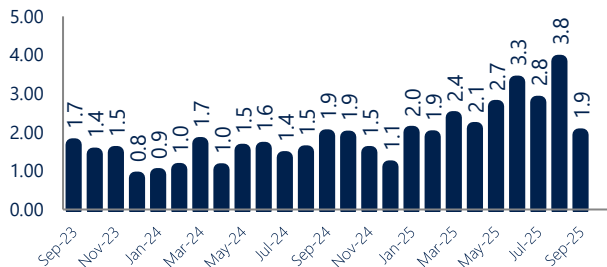
Months of Supply

1.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

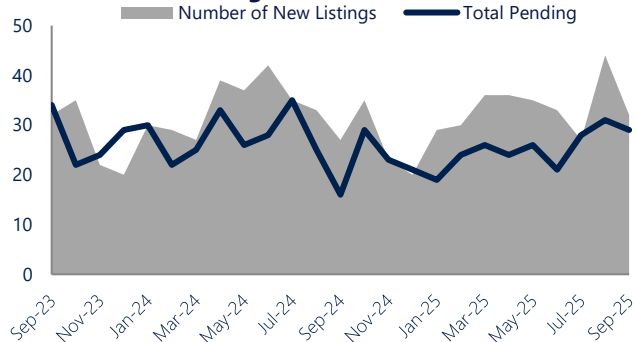
In September, there was 1.9 months of supply available in Southbridge. The amount of supply is similar compared to a year ago.

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.

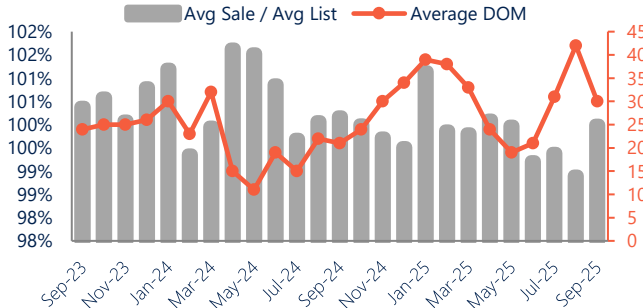
New Listings & Current Contracts

This month there were 32 homes newly listed for sale in Southbridge compared to 27 in September 2024, an increase of 19%. There were 29 current contracts pending sale this September compared to 16 a year ago. The number of current contracts is 81% higher 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 100.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 21, an increase of 43%.

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