

Local Market Update – November 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stockbridge

Single-Family Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	3	+ 50.0%	22	32	+ 45.5%
Closed Sales	1	1	0.0%	20	33	+ 65.0%
Median Sales Price*	\$245,000	\$489,000	+ 99.6%	\$340,000	\$365,000	+ 7.4%
Inventory of Homes for Sale	63	37	- 41.3%	--	--	--
Months Supply of Inventory	31.5	11.3	- 64.1%	--	--	--
Cumulative Days on Market Until Sale	68	670	+ 885.3%	142	182	+ 28.2%
Percent of Original List Price Received*	90.9%	94.2%	+ 3.6%	84.2%	89.3%	+ 6.1%
New Listings	1	2	+ 100.0%	67	58	- 13.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

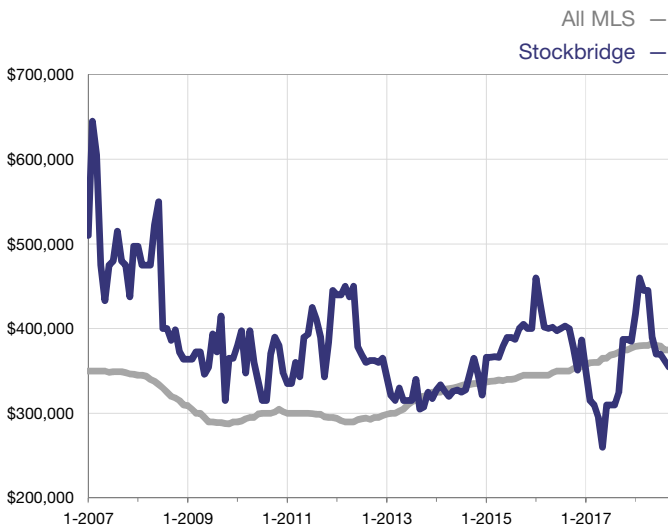
Condominium Properties

Key Metrics	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	0	1	--	9	8	- 11.1%
Closed Sales	0	2	--	7	9	+ 28.6%
Median Sales Price*	\$0	\$210,000	--	\$450,000	\$225,000	- 50.0%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	11.1	8.0	- 27.9%	--	--	--
Cumulative Days on Market Until Sale	0	310	--	205	251	+ 22.4%
Percent of Original List Price Received*	0.0%	84.2%	--	92.1%	85.7%	- 6.9%
New Listings	1	1	0.0%	19	18	- 5.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

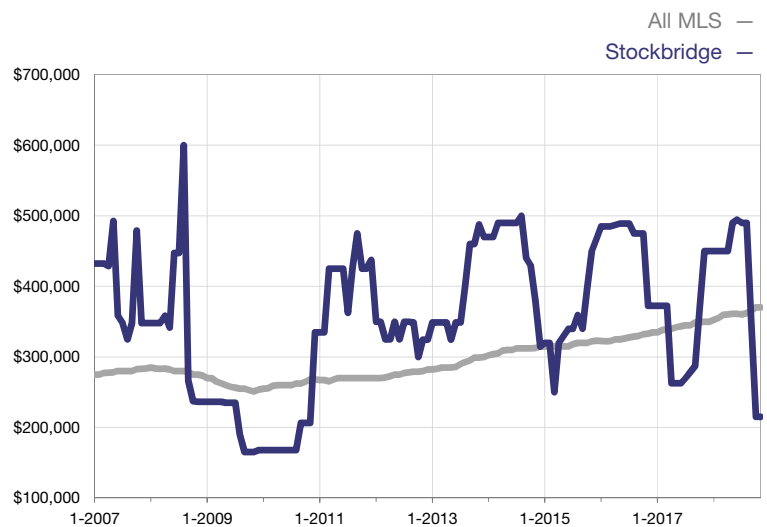
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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