Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Stockbridge

Single-Family Properties

	October			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	7	**4**	- 42.9%	43	**38**	- 11.6%
Closed Sales	6	**7**	+ 16.7%	35	**37**	+ 5.7%
Median Sales Price*	$415,500	**$750,000**	+ 80.5%	$470,000	**$750,000**	+ 59.6%
Inventory of Homes for Sale	25	**8**	- 68.0%	--	--	--
Months Supply of Inventory	5.2	**1.8**	- 65.4%	--	--	--
Cumulative Days on Market Until Sale	118	**148**	+ 25.4%	147	**94**	- 36.1%
Percent of Original List Price Received*	93.0%	**97.6%**	+ 4.9%	92.3%	**95.9%**	+ 3.9%
New Listings	3	**2**	- 33.3%	47	**42**	- 10.6%

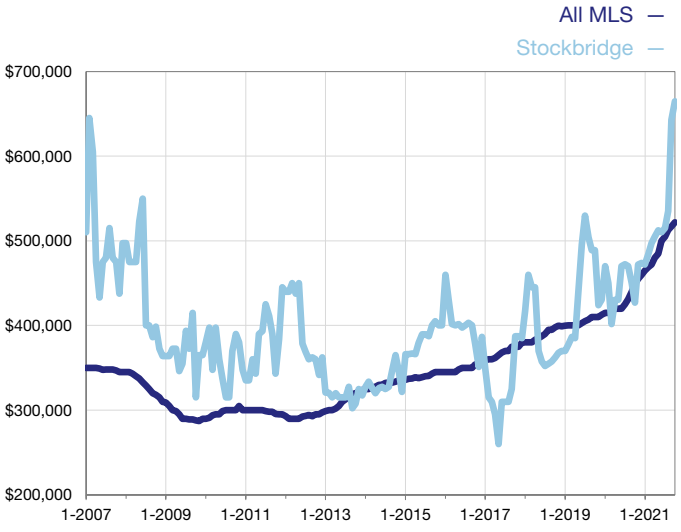
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

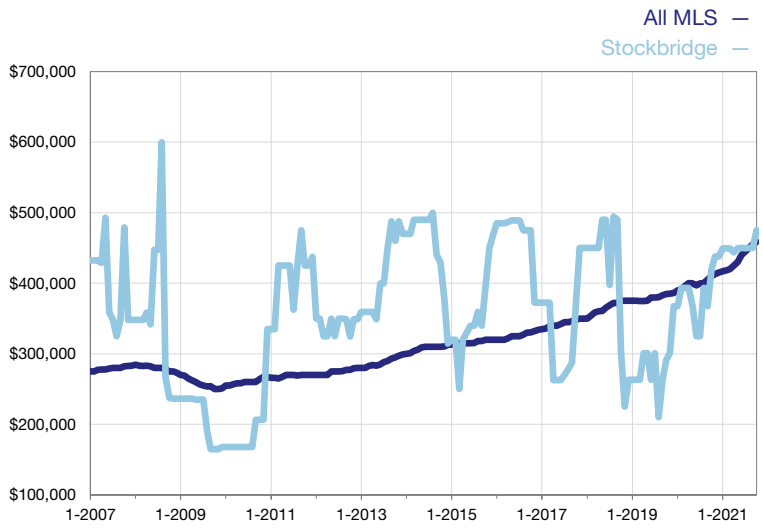
	October			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	2	**2**	0.0%	12	**9**	- 25.0%
Closed Sales	3	**1**	- 66.7%	9	**11**	+ 22.2%
Median Sales Price*	$450,000	**$539,000**	+ 19.8%	$438,000	**$475,000**	+ 8.4%
Inventory of Homes for Sale	3	**2**	- 33.3%	--	--	--
Months Supply of Inventory	2.5	**1.7**	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	373	**57**	- 84.7%	199	**53**	- 73.4%
Percent of Original List Price Received*	95.3%	**103.9%**	+ 9.0%	89.8%	**97.1%**	+ 8.1%
New Listings	1	**1**	0.0%	10	**12**	+ 20.0%

* 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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