

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stockbridge

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	2	+ 100.0%	4	8	+ 100.0%
Closed Sales	0	4	--	8	11	+ 37.5%
Median Sales Price*	\$0	\$642,500	--	\$442,500	\$535,000	+ 20.9%
Inventory of Homes for Sale	31	14	- 54.8%	--	--	--
Months Supply of Inventory	7.6	2.9	- 61.8%	--	--	--
Cumulative Days on Market Until Sale	0	186	--	280	171	- 38.9%
Percent of Original List Price Received*	0.0%	91.2%	--	86.5%	89.0%	+ 2.9%
New Listings	1	7	+ 600.0%	9	11	+ 22.2%

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

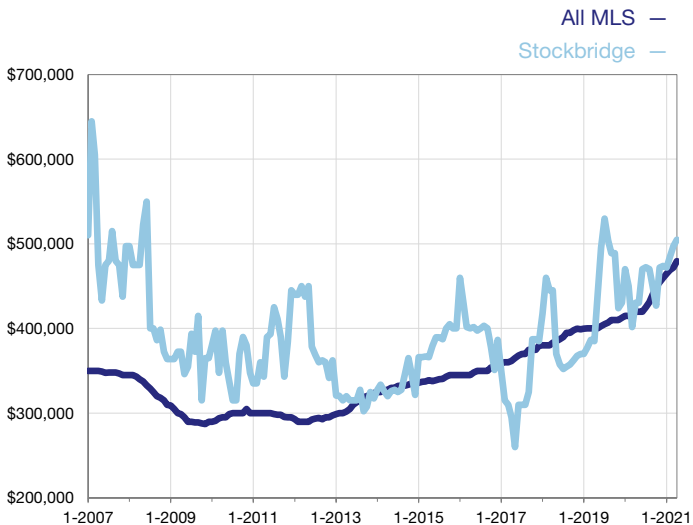
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	1	- 50.0%	3	3	0.0%
Closed Sales	0	1	--	1	6	+ 500.0%
Median Sales Price*	\$0	\$100,000	--	\$640,000	\$449,500	- 29.8%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--
Cumulative Days on Market Until Sale	0	3	--	179	64	- 64.2%
Percent of Original List Price Received*	0.0%	101.0%	--	93.4%	95.5%	+ 2.2%
New Listings	1	4	+ 300.0%	2	7	+ 250.0%

* 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

