

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stockbridge

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	6	+ 20.0%	9	16	+ 77.8%
Closed Sales	0	2	--	8	13	+ 62.5%
Median Sales Price*	\$0	\$1,462,000	--	\$442,500	\$665,000	+ 50.3%
Inventory of Homes for Sale	31	14	- 54.8%	--	--	--
Months Supply of Inventory	7.2	3.0	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	0	73	--	280	155	- 44.6%
Percent of Original List Price Received*	0.0%	92.6%	--	86.5%	89.5%	+ 3.5%
New Listings	5	8	+ 60.0%	14	20	+ 42.9%

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

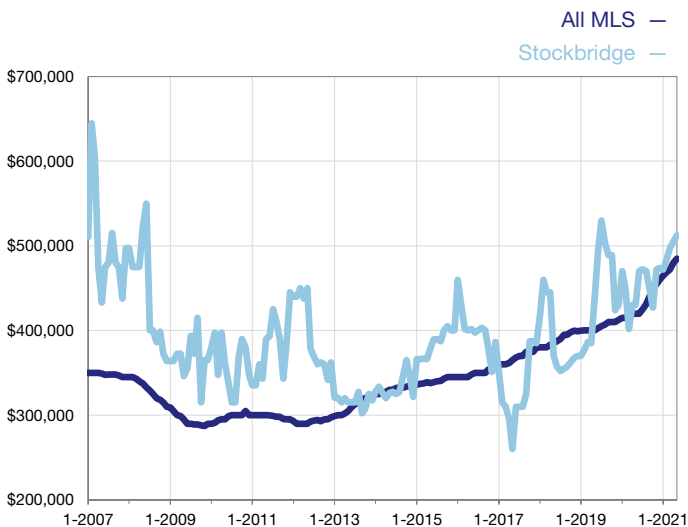
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	4	4	0.0%
Closed Sales	1	1	0.0%	2	7	+ 250.0%
Median Sales Price*	\$118,333	\$885,000	+ 647.9%	\$379,167	\$450,000	+ 18.7%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	4.4	1.5	- 65.9%	--	--	--
Cumulative Days on Market Until Sale	193	56	- 71.0%	186	63	- 66.1%
Percent of Original List Price Received*	79.7%	89.8%	+ 12.7%	86.6%	94.7%	+ 9.4%
New Listings	3	0	- 100.0%	5	7	+ 40.0%

* 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

