

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stockbridge

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	1	- 66.7%	42	31	- 26.2%
Closed Sales	4	2	- 50.0%	41	31	- 24.4%
Median Sales Price*	\$680,000	\$1,087,500	+ 59.9%	\$750,000	\$594,000	- 20.8%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	2.4	3.4	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	105	93	- 11.4%	144	86	- 40.3%
Percent of Original List Price Received*	93.1%	98.3%	+ 5.6%	95.6%	100.1%	+ 4.7%
New Listings	3	3	0.0%	46	41	- 10.9%

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

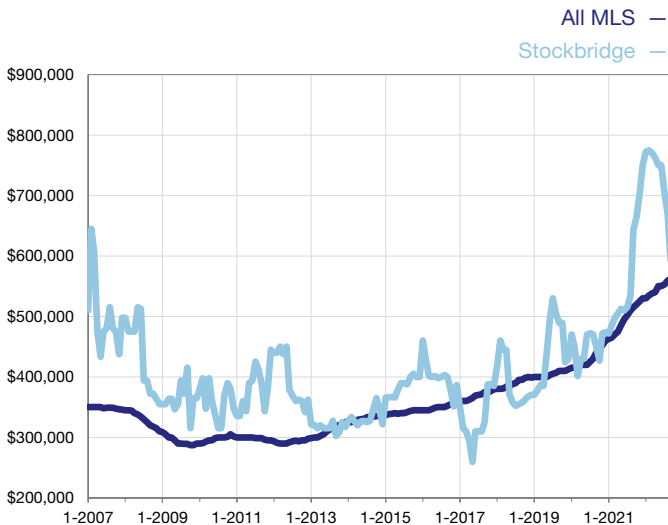
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	8	8	0.0%
Closed Sales	1	0	- 100.0%	12	9	- 25.0%
Median Sales Price*	\$250,000	\$0	- 100.0%	\$462,500	\$545,000	+ 17.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.2	0.9	- 59.1%	--	--	--
Cumulative Days on Market Until Sale	158	0	- 100.0%	101	66	- 34.7%
Percent of Original List Price Received*	69.6%	0.0%	- 100.0%	94.8%	100.5%	+ 6.0%
New Listings	0	0	--	12	15	+ 25.0%

* 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

