

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stockbridge

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	10	6	- 40.0%
Closed Sales	3	2	- 33.3%	12	7	- 41.7%
Median Sales Price*	\$634,000	\$720,000	+ 13.6%	\$605,000	\$565,000	- 6.6%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	4.1	4.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	129	148	+ 14.7%	93	152	+ 63.4%
Percent of Original List Price Received*	101.4%	120.1%	+ 18.4%	102.8%	101.7%	- 1.1%
New Listings	3	7	+ 133.3%	16	16	0.0%

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

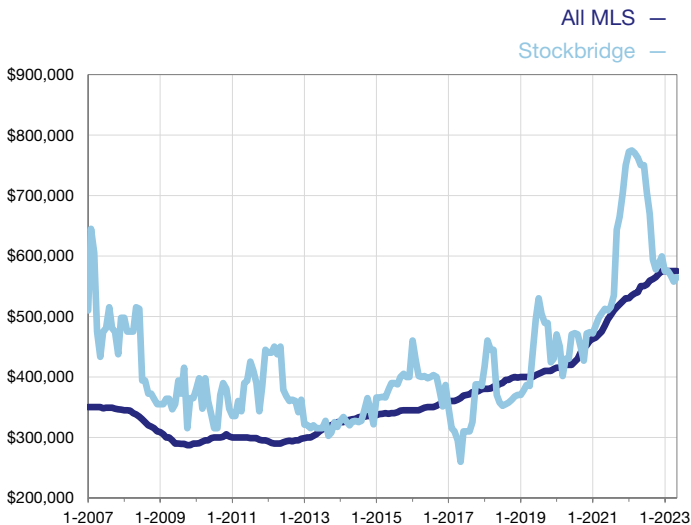
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	5	1	- 80.0%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$269,000	\$0	- 100.0%	\$562,500	\$990,000	+ 76.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	40	0	- 100.0%	75	22	- 70.7%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.8%	82.8%	- 17.9%
New Listings	2	0	- 100.0%	10	2	- 80.0%

* 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

