

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stockbridge

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	3	- 62.5%	22	15	- 31.8%
Closed Sales	0	4	--	14	15	+ 7.1%
Median Sales Price*	\$0	\$915,000	--	\$605,000	\$730,000	+ 20.7%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	4.2	6.5	+ 54.8%	--	--	--
Cumulative Days on Market Until Sale	0	77	--	90	109	+ 21.1%
Percent of Original List Price Received*	0.0%	98.0%	--	102.3%	101.9%	- 0.4%
New Listings	6	5	- 16.7%	32	31	- 3.1%

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

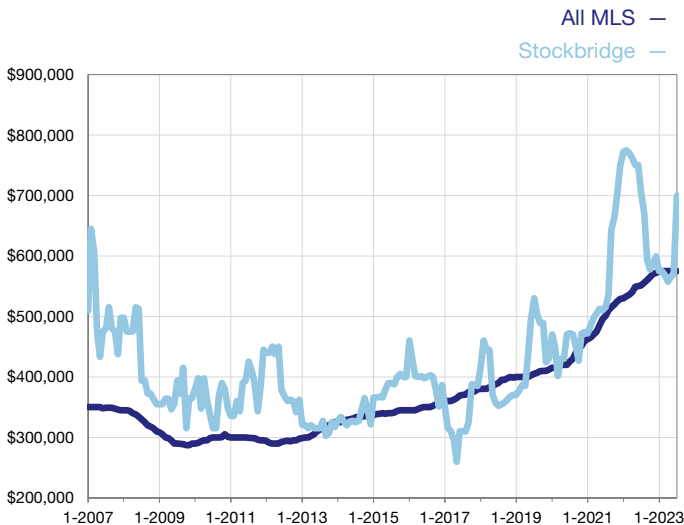
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	6	2	- 66.7%
Closed Sales	1	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$368,000	\$0	- 100.0%	\$512,500	\$990,000	+ 93.2%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	3.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	51	0	- 100.0%	69	22	- 68.1%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	98.7%	82.8%	- 16.1%
New Listings	3	0	- 100.0%	14	2	- 85.7%

* 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

