

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stockbridge

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	24	19	- 20.8%
Closed Sales	5	5	0.0%	19	20	+ 5.3%
Median Sales Price*	\$535,000	\$755,000	+ 41.1%	\$605,000	\$742,500	+ 22.7%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	3.7	5.0	+ 35.1%	--	--	--
Cumulative Days on Market Until Sale	63	69	+ 9.5%	83	99	+ 19.3%
Percent of Original List Price Received*	99.2%	96.1%	- 3.1%	101.5%	100.5%	- 1.0%
New Listings	0	3	--	32	34	+ 6.3%

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

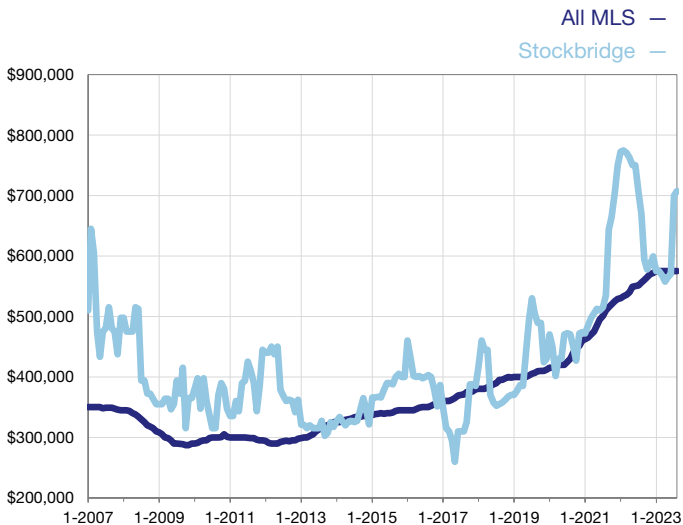
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	7	3	- 57.1%
Closed Sales	1	1	0.0%	7	2	- 71.4%
Median Sales Price*	\$1,553,000	\$333,500	- 78.5%	\$550,000	\$661,750	+ 20.3%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	45	75	+ 66.7%	65	49	- 24.6%
Percent of Original List Price Received*	124.2%	95.6%	- 23.0%	102.3%	89.2%	- 12.8%
New Listings	0	0	--	14	3	- 78.6%

* 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

