

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

West Stockbridge

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	20	13	- 35.0%
Closed Sales	4	5	+ 25.0%	16	11	- 31.3%
Median Sales Price*	\$1,175,000	\$875,000	- 25.5%	\$666,000	\$695,000	+ 4.4%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	4.6	2.9	- 37.0%	--	--	--
Cumulative Days on Market Until Sale	77	43	- 44.2%	124	55	- 55.6%
Percent of Original List Price Received*	103.6%	102.3%	- 1.3%	98.8%	100.9%	+ 2.1%
New Listings	7	4	- 42.9%	28	20	- 28.6%

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

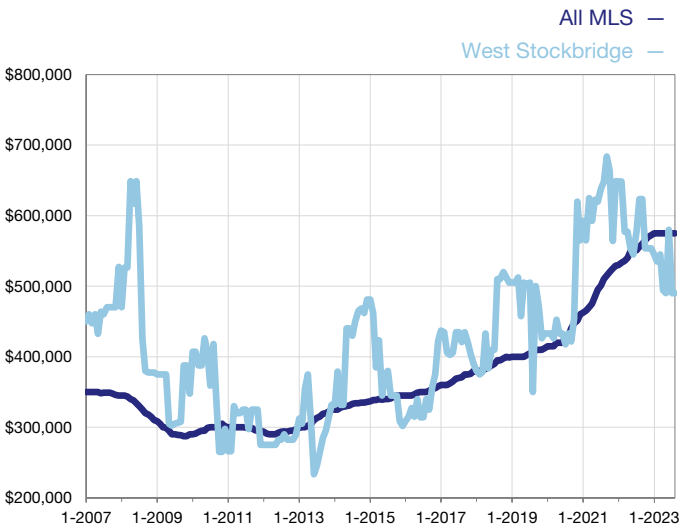
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	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

