

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stockbridge

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	28	22	- 21.4%
Closed Sales	6	4	- 33.3%	25	24	- 4.0%
Median Sales Price*	\$519,500	\$544,000	+ 4.7%	\$594,000	\$677,500	+ 14.1%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	3.9	5.6	+ 43.6%	--	--	--
Cumulative Days on Market Until Sale	94	69	- 26.6%	86	94	+ 9.3%
Percent of Original List Price Received*	95.9%	104.6%	+ 9.1%	100.1%	101.0%	+ 0.9%
New Listings	4	5	+ 25.0%	36	39	+ 8.3%

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

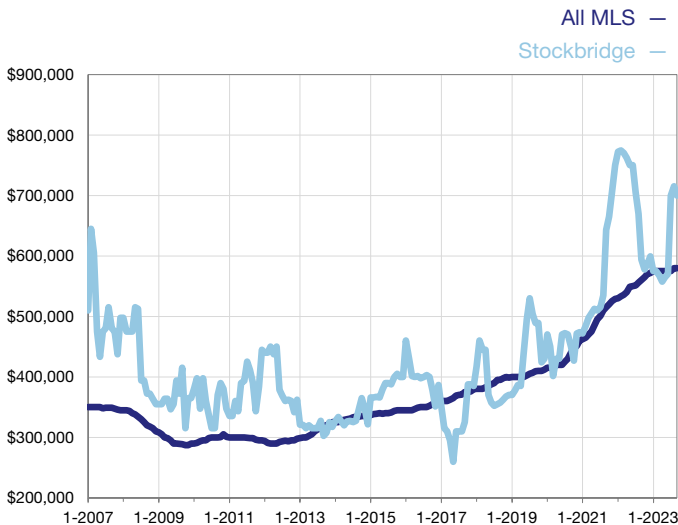
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	8	3	- 62.5%
Closed Sales	1	0	- 100.0%	8	2	- 75.0%
Median Sales Price*	\$500,000	\$0	- 100.0%	\$525,000	\$661,750	+ 26.0%
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	83	0	- 100.0%	68	49	- 27.9%
Percent of Original List Price Received*	91.1%	0.0%	- 100.0%	100.9%	89.2%	- 11.6%
New Listings	1	0	- 100.0%	15	3	- 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

