

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stockbridge

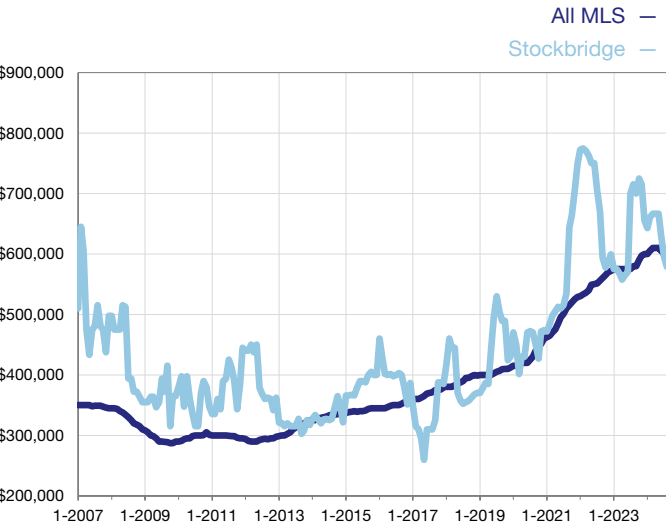
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	19	14	- 26.3%
Closed Sales	5	1	- 80.0%	20	14	- 30.0%
Median Sales Price*	\$755,000	\$1,600,000	+ 111.9%	\$742,500	\$660,875	- 11.0%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	6.1	7.0	+ 14.8%	--	--	--
Cumulative Days on Market Until Sale	69	54	- 21.7%	99	104	+ 5.1%
Percent of Original List Price Received*	96.1%	108.5%	+ 12.9%	100.5%	97.0%	- 3.5%
New Listings	3	4	+ 33.3%	36	27	- 25.0%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$333,500	\$0	- 100.0%	\$661,750	\$660,000	- 0.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	75	0	- 100.0%	49	53	+ 8.2%
Percent of Original List Price Received*	95.6%	0.0%	- 100.0%	89.2%	95.0%	+ 6.5%
New Listings	0	0	--	3	4	+ 33.3%

* 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

