

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stockbridge

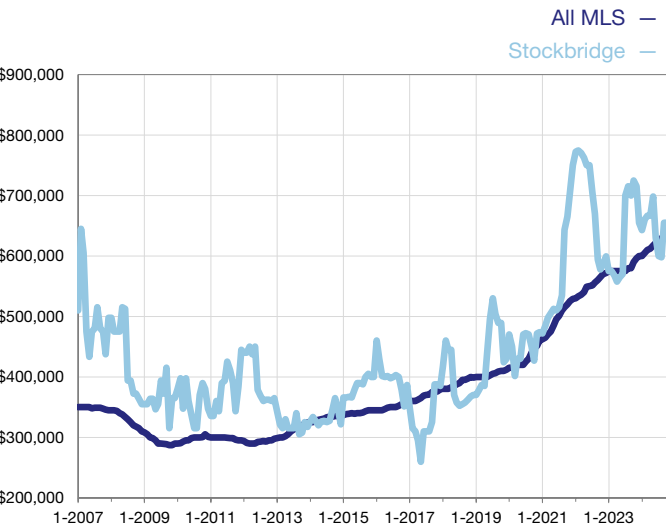
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	2	+ 100.0%	22	21	- 4.5%
Closed Sales				2	4	+ 100.0%	26	22	- 15.4%
Median Sales Price*				\$647,500	\$860,500	+ 32.9%	\$677,500	\$660,875	- 2.5%
Inventory of Homes for Sale				19	16	- 15.8%	--	--	--
Months Supply of Inventory				7.9	6.1	- 22.8%	--	--	--
Cumulative Days on Market Until Sale				37	122	+ 229.7%	89	96	+ 7.9%
Percent of Original List Price Received*				102.8%	94.2%	- 8.4%	101.2%	96.6%	- 4.5%
New Listings				2	2	0.0%	43	35	- 18.6%

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

Condominium Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	1	--	3	2	- 33.3%
Closed Sales				1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*				\$485,000	\$0	- 100.0%	\$485,000	\$660,000	+ 36.1%
Inventory of Homes for Sale				0	1	--	--	--	--
Months Supply of Inventory				0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale				231	0	- 100.0%	109	53	- 51.4%
Percent of Original List Price Received*				98.0%	0.0%	- 100.0%	92.1%	95.0%	+ 3.1%
New Listings				0	1	--	3	5	+ 66.7%

* 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

