

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stockbridge

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	1	- 50.0%	23	23	0.0%
Closed Sales	2	1	- 50.0%	27	24	- 11.1%
Median Sales Price*	\$1,275,000	\$2,600,000	+ 103.9%	\$730,000	\$862,500	+ 18.2%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	4.8	5.5	+ 14.6%	--	--	--
Cumulative Days on Market Until Sale	225	154	- 31.6%	113	68	- 39.8%
Percent of Original List Price Received*	83.5%	104.0%	+ 24.6%	95.2%	100.6%	+ 5.7%
New Listings	0	3	--	37	45	+ 21.6%

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

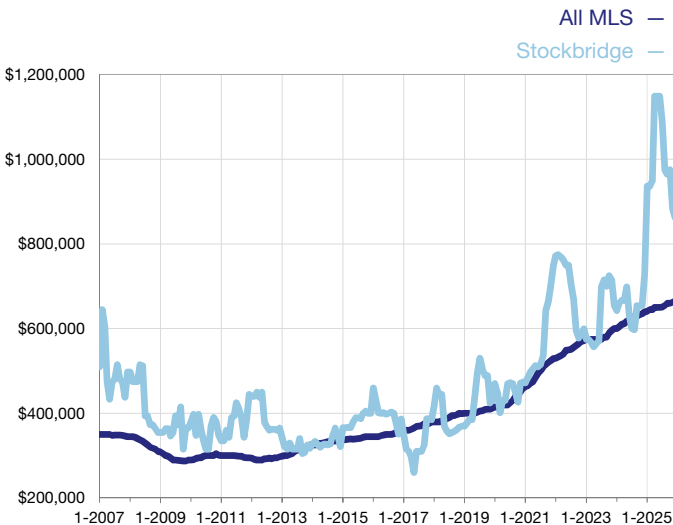
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	2	12	+ 500.0%
Closed Sales	1	1	0.0%	2	10	+ 400.0%
Median Sales Price*	\$660,000	\$548,000	- 17.0%	\$660,000	\$591,500	- 10.4%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	68	96	+ 41.2%	61	120	+ 96.7%
Percent of Original List Price Received*	110.2%	84.3%	- 23.5%	102.6%	95.5%	- 6.9%
New Listings	1	0	- 100.0%	6	14	+ 133.3%

* 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

