

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stockbridge

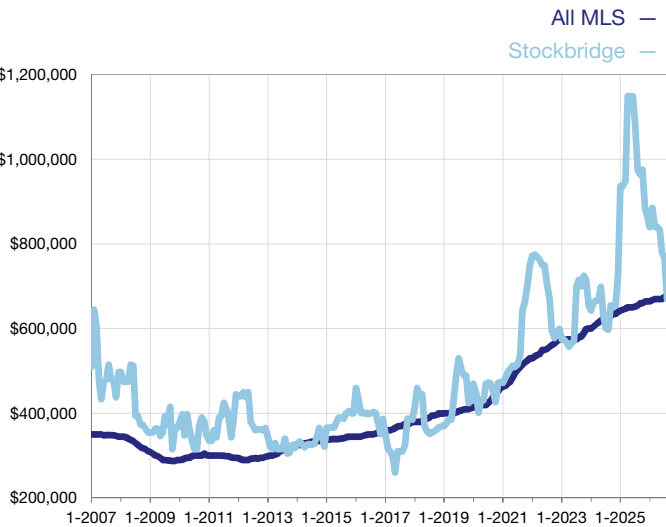
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	18	27	+ 50.0%
Closed Sales	3	6	+ 100.0%	11	24	+ 118.2%
Median Sales Price*	\$828,000	\$648,750	- 21.6%	\$975,000	\$648,750	- 33.5%
Inventory of Homes for Sale	13	26	+ 100.0%	--	--	--
Months Supply of Inventory	4.3	8.1	+ 88.4%	--	--	--
Cumulative Days on Market Until Sale	77	117	+ 51.9%	54	121	+ 124.1%
Percent of Original List Price Received*	94.7%	96.2%	+ 1.6%	102.9%	94.5%	- 8.2%
New Listings	7	10	+ 42.9%	34	42	+ 23.5%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	9	6	- 33.3%
Closed Sales	0	2	--	3	6	+ 100.0%
Median Sales Price*	\$0	\$291,250	--	\$371,000	\$461,250	+ 24.3%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--
Cumulative Days on Market Until Sale	0	74	--	117	143	+ 22.2%
Percent of Original List Price Received*	0.0%	99.2%	--	95.6%	98.6%	+ 3.1%
New Listings	5	0	- 100.0%	11	6	- 45.5%

* 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

