

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stockbridge

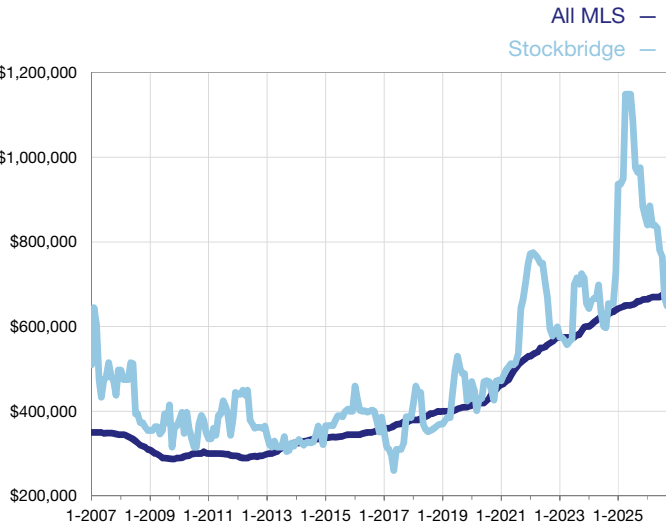
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	20	34	+ 70.0%
Closed Sales	6	3	- 50.0%	17	27	+ 58.8%
Median Sales Price*	\$837,500	\$895,000	+ 6.9%	\$895,000	\$670,000	- 25.1%
Inventory of Homes for Sale	17	22	+ 29.4%	--	--	--
Months Supply of Inventory	6.4	5.9	- 7.8%	--	--	--
Cumulative Days on Market Until Sale	61	44	- 27.9%	56	112	+ 100.0%
Percent of Original List Price Received*	96.6%	96.7%	+ 0.1%	100.7%	94.7%	- 6.0%
New Listings	6	3	- 50.0%	40	45	+ 12.5%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	10	6	- 40.0%
Closed Sales	1	1	0.0%	4	7	+ 75.0%
Median Sales Price*	\$785,000	\$740,000	- 5.7%	\$515,500	\$530,000	+ 2.8%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	3.2	1.9	- 40.6%	--	--	--
Cumulative Days on Market Until Sale	79	56	- 29.1%	108	130	+ 20.4%
Percent of Original List Price Received*	98.2%	95.0%	- 3.3%	96.2%	98.1%	+ 2.0%
New Listings	2	2	0.0%	13	8	- 38.5%

* 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

