

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	8	5	- 37.5%
Closed Sales	8	2	- 75.0%	8	2	- 75.0%
Median Sales Price*	\$512,450	\$1,244,000	+ 142.8%	\$512,450	\$1,244,000	+ 142.8%
Inventory of Homes for Sale	38	20	- 47.4%	--	--	--
Months Supply of Inventory	4.2	2.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	152	17	- 88.8%	152	17	- 88.8%
Percent of Original List Price Received*	93.5%	110.4%	+ 18.1%	93.5%	110.4%	+ 18.1%
New Listings	4	7	+ 75.0%	4	7	+ 75.0%

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

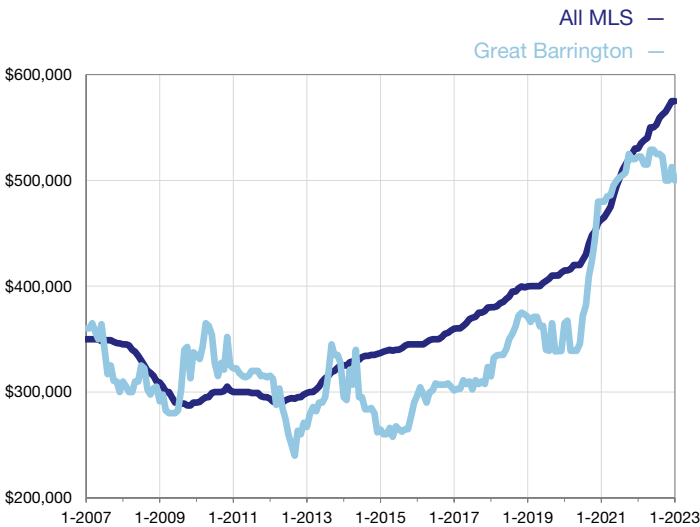
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$375,000	\$0	- 100.0%	\$375,000	\$0	- 100.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	291	0	- 100.0%	291	0	- 100.0%
Percent of Original List Price Received*	101.4%	0.0%	- 100.0%	101.4%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	1	0	- 100.0%

* 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

