

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	5	4	- 20.0%	48	42	- 12.5%
Closed Sales	7	7	0.0%	43	42	- 2.3%
Median Sales Price*	\$597,000	\$339,000	- 43.2%	\$375,000	\$322,500	- 14.0%
Inventory of Homes for Sale	86	94	+ 9.3%	--	--	--
Months Supply of Inventory	13.6	15.5	+ 14.0%	--	--	--
Cumulative Days on Market Until Sale	194	163	- 16.0%	164	129	- 21.3%
Percent of Original List Price Received*	89.0%	94.0%	+ 5.6%	89.5%	90.5%	+ 1.1%
New Listings	18	19	+ 5.6%	88	95	+ 8.0%

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

Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	6	5	- 16.7%
Closed Sales	2	1	- 50.0%	5	3	- 40.0%
Median Sales Price*	\$238,500	\$225,000	- 5.7%	\$350,000	\$460,000	+ 31.4%
Inventory of Homes for Sale	33	28	- 15.2%	--	--	--
Months Supply of Inventory	22.0	24.0	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	73	297	+ 306.8%	103	216	+ 109.7%
Percent of Original List Price Received*	93.4%	91.8%	- 1.7%	92.8%	90.7%	- 2.3%
New Listings	2	2	0.0%	8	12	+ 50.0%

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

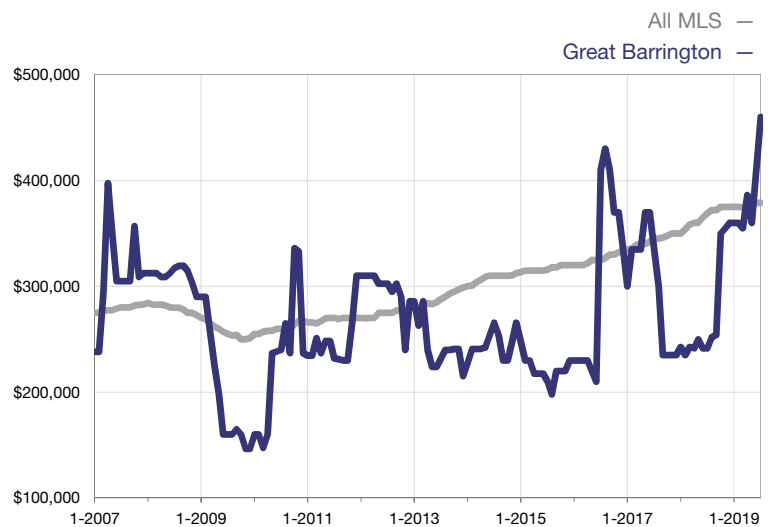
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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