

Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	15	+ 50.0%	36	43	+ 19.4%
Closed Sales	8	10	+ 25.0%	35	33	- 5.7%
Median Sales Price*	\$331,250	\$374,500	+ 13.1%	\$320,000	\$335,000	+ 4.7%
Inventory of Homes for Sale	88	74	- 15.9%	--	--	--
Months Supply of Inventory	14.5	12.0	- 17.2%	--	--	--
Cumulative Days on Market Until Sale	75	332	+ 342.7%	123	238	+ 93.5%
Percent of Original List Price Received*	94.6%	86.9%	- 8.1%	89.8%	89.5%	- 0.3%
New Listings	20	17	- 15.0%	77	65	- 15.6%

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

Condominium Properties

Key Metrics	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	3	--	5	7	+ 40.0%
Closed Sales	0	2	--	2	8	+ 300.0%
Median Sales Price*	\$0	\$441,000	--	\$461,000	\$365,000	- 20.8%
Inventory of Homes for Sale	35	27	- 22.9%	--	--	--
Months Supply of Inventory	26.3	16.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	0	5	--	175	41	- 76.6%
Percent of Original List Price Received*	0.0%	106.5%	--	90.1%	98.3%	+ 9.1%
New Listings	2	1	- 50.0%	10	12	+ 20.0%

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

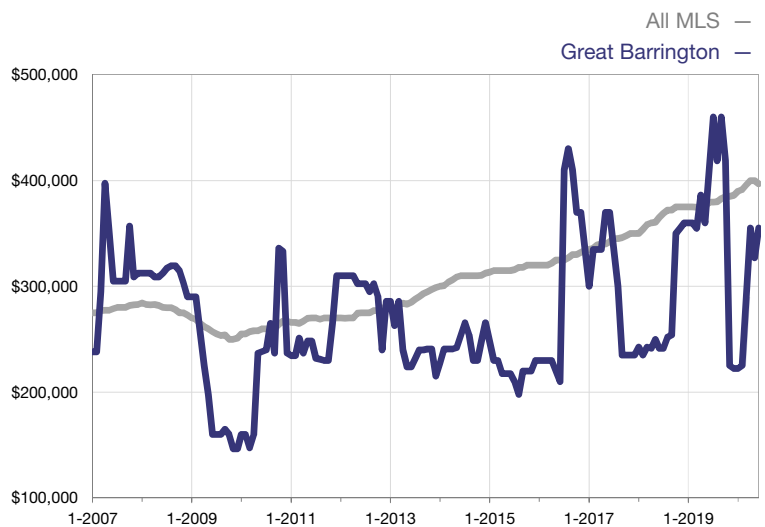
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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