

# Local Market Update – April 2021

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## Great Barrington

### Single-Family Properties

| Key Metrics                              | April     |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2020      | 2021             | + / -    | 2020         | 2021             | + / -    |
| Pending Sales                            | 4         | 13               | + 225.0% | 18           | 44               | + 144.4% |
| Closed Sales                             | 2         | 12               | + 500.0% | 17           | 33               | + 94.1%  |
| Median Sales Price*                      | \$301,500 | <b>\$479,500</b> | + 59.0%  | \$328,500    | <b>\$449,500</b> | + 36.8%  |
| Inventory of Homes for Sale              | 79        | 31               | - 60.8%  | --           | --               | --       |
| Months Supply of Inventory               | 13.4      | 2.7              | - 79.9%  | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 92        | 64               | - 30.4%  | 158          | 96               | - 39.2%  |
| Percent of Original List Price Received* | 94.9%     | 100.8%           | + 6.2%   | 92.0%        | 98.3%            | + 6.8%   |
| New Listings                             | 6         | 15               | + 150.0% | 31           | 50               | + 61.3%  |

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

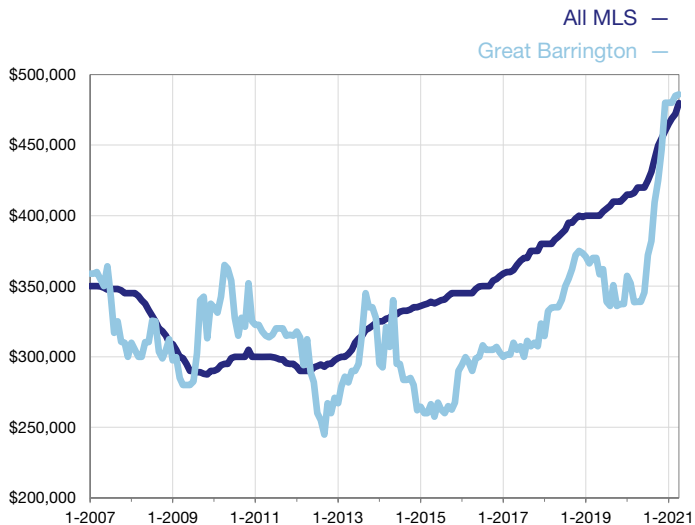
### Condominium Properties

| Key Metrics                              | April     |                  |            | Year to Date |                  |            |
|--|-----------|------------------|------------|--------------|------------------|------------|
|  | 2020      | 2021             | + / -      | 2020         | 2021             | + / -      |
| Pending Sales                            | 1         | 2                | + 100.0%   | 2            | 11               | + 450.0%   |
| Closed Sales                             | 3         | 2                | - 33.3%    | 5            | 6                | + 20.0%    |
| Median Sales Price*                      | \$355,000 | <b>\$435,000</b> | + 22.5%    | \$355,000    | <b>\$535,000</b> | + 50.7%    |
| Inventory of Homes for Sale              | 31        | 6                | - 80.6%    | --           | --               | --         |
| Months Supply of Inventory               | 19.1      | 2.8              | - 85.3%    | --           | --               | --         |
| Cumulative Days on Market Until Sale     | 5         | 146              | + 2,820.0% | 8            | 144              | + 1,700.0% |
| Percent of Original List Price Received* | 96.7%     | 99.3%            | + 2.7%     | 97.4%        | 98.7%            | + 1.3%     |
| New Listings                             | 2         | 2                | 0.0%       | 10           | 6                | - 40.0%    |

\* 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

