

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	12	+ 9.1%	29	55	+ 89.7%
Closed Sales	6	10	+ 66.7%	23	43	+ 87.0%
Median Sales Price*	\$252,500	\$461,500	+ 82.8%	\$300,000	\$458,000	+ 52.7%
Inventory of Homes for Sale	77	33	- 57.1%	--	--	--
Months Supply of Inventory	12.8	2.8	- 78.1%	--	--	--
Cumulative Days on Market Until Sale	305	54	- 82.3%	196	86	- 56.1%
Percent of Original List Price Received*	86.6%	94.6%	+ 9.2%	90.6%	97.4%	+ 7.5%
New Listings	13	11	- 15.4%	44	62	+ 40.9%

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

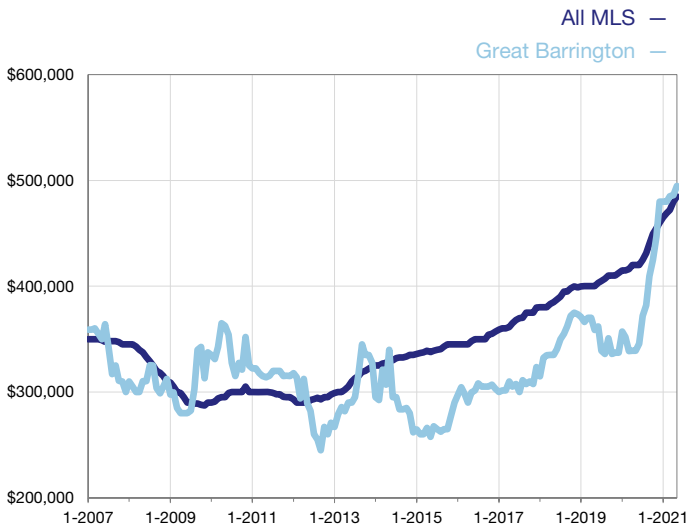
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	0	- 100.0%	4	12	+ 200.0%
Closed Sales	1	1	0.0%	6	7	+ 16.7%
Median Sales Price*	\$299,000	\$535,000	+ 78.9%	\$355,000	\$535,000	+ 50.7%
Inventory of Homes for Sale	33	7	- 78.8%	--	--	--
Months Supply of Inventory	21.2	3.2	- 84.9%	--	--	--
Cumulative Days on Market Until Sale	211	211	0.0%	48	154	+ 220.8%
Percent of Original List Price Received*	86.7%	100.0%	+ 15.3%	95.6%	98.9%	+ 3.5%
New Listings	4	2	- 50.0%	14	9	- 35.7%

* 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

