

Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	5	- 37.5%	71	59	- 16.9%
Closed Sales	7	5	- 28.6%	68	57	- 16.2%
Median Sales Price*	\$640,000	\$705,000	+ 10.2%	\$480,500	\$495,000	+ 3.0%
Inventory of Homes for Sale	42	30	- 28.6%	--	--	--
Months Supply of Inventory	3.7	3.6	- 2.7%	--	--	--
Cumulative Days on Market Until Sale	72	107	+ 48.6%	132	132	0.0%
Percent of Original List Price Received*	98.3%	109.2%	+ 11.1%	97.7%	96.9%	- 0.8%
New Listings	9	6	- 33.3%	88	71	- 19.3%

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

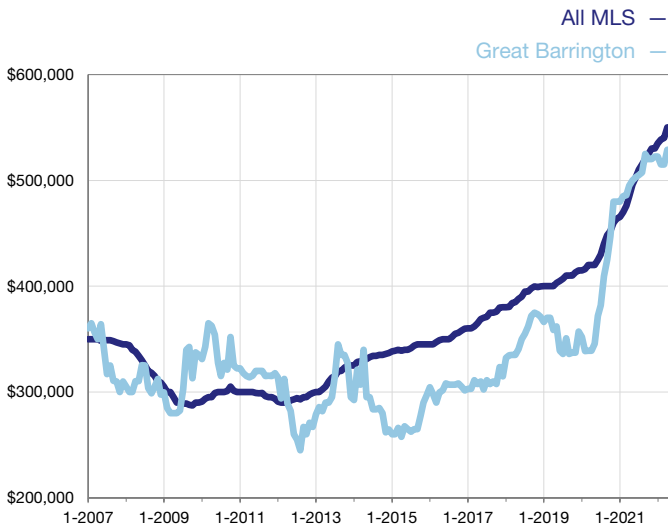
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	18	9	- 50.0%
Closed Sales	3	0	- 100.0%	12	8	- 33.3%
Median Sales Price*	\$820,000	\$0	- 100.0%	\$552,500	\$542,500	- 1.8%
Inventory of Homes for Sale	12	0	- 100.0%	--	--	--
Months Supply of Inventory	5.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	85	0	- 100.0%	153	178	+ 16.3%
Percent of Original List Price Received*	99.5%	0.0%	- 100.0%	98.7%	99.6%	+ 0.9%
New Listings	2	1	- 50.0%	14	8	- 42.9%

* 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

