

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	5	- 37.5%	106	87	- 17.9%
Closed Sales	9	7	- 22.2%	105	87	- 17.1%
Median Sales Price*	\$510,000	\$530,000	+ 3.9%	\$520,000	\$500,000	- 3.8%
Inventory of Homes for Sale	48	22	- 54.2%	--	--	--
Months Supply of Inventory	5.0	2.9	- 42.0%	--	--	--
Cumulative Days on Market Until Sale	89	100	+ 12.4%	119	120	+ 0.8%
Percent of Original List Price Received*	95.2%	92.1%	- 3.3%	96.6%	95.7%	- 0.9%
New Listings	8	3	- 62.5%	141	100	- 29.1%

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

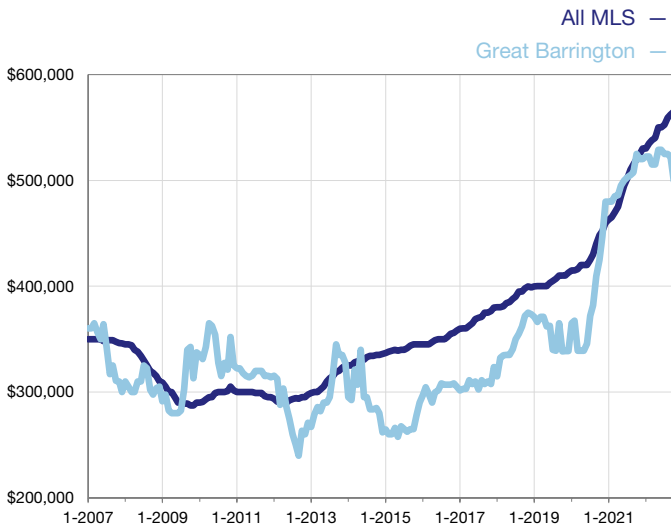
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	27	10	- 63.0%
Closed Sales	1	0	- 100.0%	24	11	- 54.2%
Median Sales Price*	\$550,000	\$0	- 100.0%	\$463,500	\$480,000	+ 3.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	429	0	- 100.0%	185	151	- 18.4%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	96.9%	97.3%	+ 0.4%
New Listings	0	1	--	17	12	- 29.4%

* 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

