

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	28	11	- 60.7%
Closed Sales	9	1	- 88.9%	22	8	- 63.6%
Median Sales Price*	\$460,000	\$335,000	- 27.2%	\$475,750	\$421,500	- 11.4%
Inventory of Homes for Sale	30	19	- 36.7%	--	--	--
Months Supply of Inventory	3.3	3.1	- 6.1%	--	--	--
Cumulative Days on Market Until Sale	130	116	- 10.8%	159	92	- 42.1%
Percent of Original List Price Received*	91.4%	84.0%	- 8.1%	90.6%	92.9%	+ 2.5%
New Listings	11	6	- 45.5%	24	17	- 29.2%

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

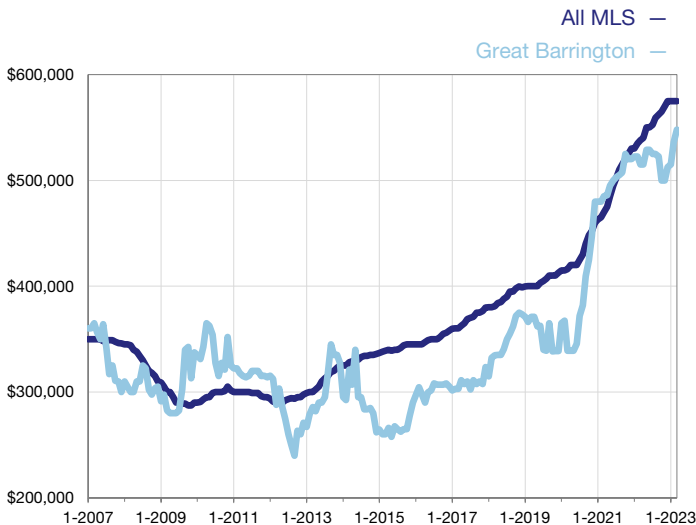
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	0	1	--	3	2	- 33.3%
Median Sales Price*	\$0	\$500,000	--	\$225,000	\$380,625	+ 69.2%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--
Cumulative Days on Market Until Sale	0	191	--	204	148	- 27.5%
Percent of Original List Price Received*	0.0%	90.9%	--	97.7%	87.7%	- 10.2%
New Listings	4	0	- 100.0%	5	0	- 100.0%

* 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

