

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	3	- 57.1%	35	14	- 60.0%
Closed Sales	10	0	- 100.0%	32	8	- 75.0%
Median Sales Price*	\$420,000	\$0	- 100.0%	\$455,000	\$421,500	- 7.4%
Inventory of Homes for Sale	31	23	- 25.8%	--	--	--
Months Supply of Inventory	3.6	3.7	+ 2.8%	--	--	--
Cumulative Days on Market Until Sale	134	0	- 100.0%	151	92	- 39.1%
Percent of Original List Price Received*	94.4%	0.0%	- 100.0%	91.8%	92.9%	+ 1.2%
New Listings	11	6	- 45.5%	35	23	- 34.3%

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

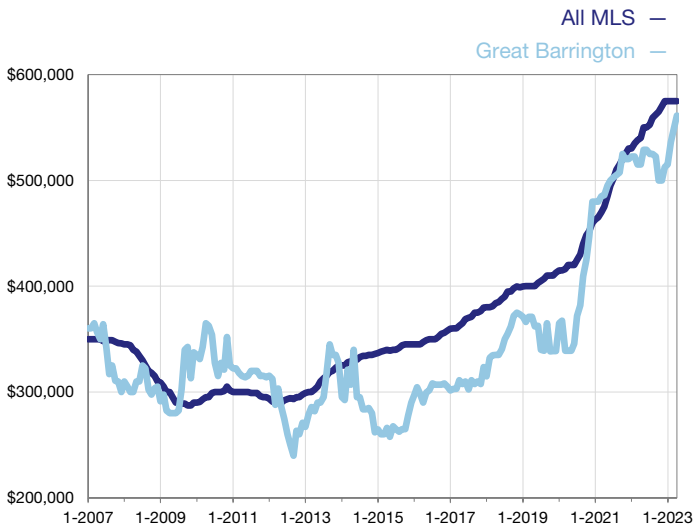
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	5	1	- 80.0%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$650,000	\$0	- 100.0%	\$380,000	\$380,625	+ 0.2%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	563	0	- 100.0%	294	148	- 49.7%
Percent of Original List Price Received*	97.7%	0.0%	- 100.0%	97.7%	87.7%	- 10.2%
New Listings	1	0	- 100.0%	6	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

