

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	2	- 71.4%	42	19	- 54.8%
Closed Sales	8	5	- 37.5%	40	13	- 67.5%
Median Sales Price*	\$783,500	\$505,000	- 35.5%	\$486,750	\$439,000	- 9.8%
Inventory of Homes for Sale	35	25	- 28.6%	--	--	--
Months Supply of Inventory	4.2	4.1	- 2.4%	--	--	--
Cumulative Days on Market Until Sale	109	104	- 4.6%	143	97	- 32.2%
Percent of Original List Price Received*	100.4%	97.4%	- 3.0%	93.5%	94.6%	+ 1.2%
New Listings	12	11	- 8.3%	47	34	- 27.7%

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

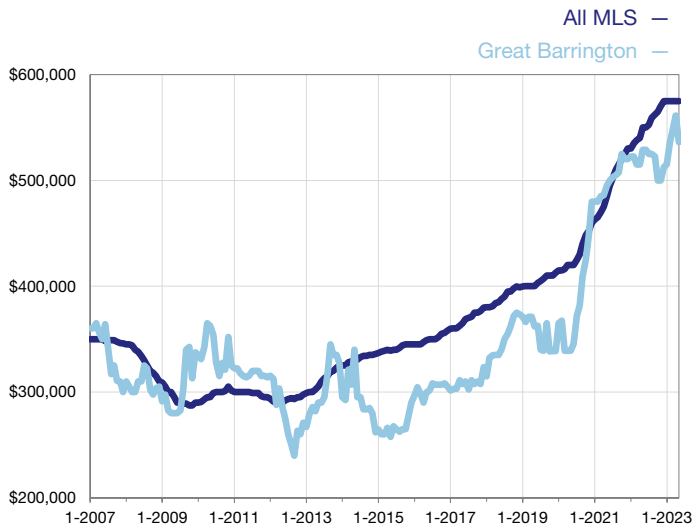
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	6	2	- 66.7%
Closed Sales	2	0	- 100.0%	6	2	- 66.7%
Median Sales Price*	\$460,500	\$0	- 100.0%	\$434,500	\$380,625	- 12.4%
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	56	0	- 100.0%	214	148	- 30.8%
Percent of Original List Price Received*	104.8%	0.0%	- 100.0%	100.1%	87.7%	- 12.4%
New Listings	1	1	0.0%	7	1	- 85.7%

* 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

