

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	2	- 81.8%	53	23	- 56.6%
Closed Sales	12	7	- 41.7%	52	20	- 61.5%
Median Sales Price*	\$497,500	\$510,000	+ 2.5%	\$495,000	\$477,500	- 3.5%
Inventory of Homes for Sale	37	30	- 18.9%	--	--	--
Months Supply of Inventory	4.4	5.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	107	165	+ 54.2%	134	121	- 9.7%
Percent of Original List Price Received*	102.9%	96.7%	- 6.0%	95.7%	95.3%	- 0.4%
New Listings	16	10	- 37.5%	63	43	- 31.7%

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

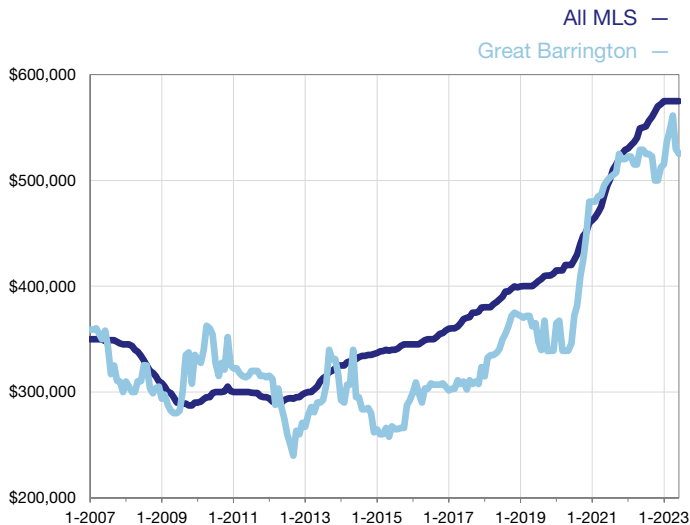
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	8	3	- 62.5%
Closed Sales	2	2	0.0%	8	4	- 50.0%
Median Sales Price*	\$875,000	\$1,450,000	+ 65.7%	\$542,500	\$800,000	+ 47.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	71	49	- 31.0%	178	99	- 44.4%
Percent of Original List Price Received*	98.0%	98.0%	0.0%	99.6%	92.9%	- 6.7%
New Listings	0	1	--	7	3	- 57.1%

* 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

