

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	60	31	- 48.3%
Closed Sales	5	5	0.0%	57	25	- 56.1%
Median Sales Price*	\$705,000	\$650,000	- 7.8%	\$495,000	\$510,000	+ 3.0%
Inventory of Homes for Sale	33	26	- 21.2%	--	--	--
Months Supply of Inventory	4.0	4.7	+ 17.5%	--	--	--
Cumulative Days on Market Until Sale	107	82	- 23.4%	132	113	- 14.4%
Percent of Original List Price Received*	109.2%	98.3%	- 10.0%	96.9%	95.9%	- 1.0%
New Listings	6	6	0.0%	69	49	- 29.0%

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

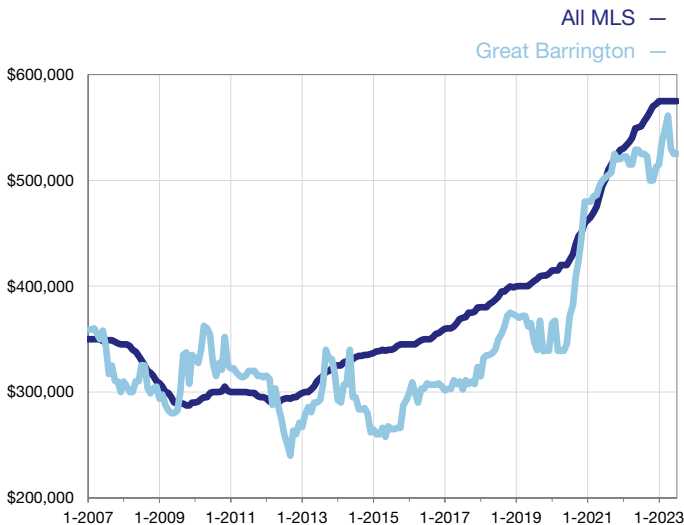
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	9	3	- 66.7%
Closed Sales	0	0	--	8	4	- 50.0%
Median Sales Price*	\$0	\$0	--	\$542,500	\$800,000	+ 47.5%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	2.4	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	178	99	- 44.4%
Percent of Original List Price Received*	0.0%	0.0%	--	99.6%	92.9%	- 6.7%
New Listings	1	2	+ 100.0%	8	5	- 37.5%

* 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

