

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Great Barrington

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	65	36	- 44.6%
Closed Sales	8	8	0.0%	65	33	- 49.2%
Median Sales Price*	\$515,000	<b>\$420,000</b>	- 18.4%	\$495,000	<b>\$450,000</b>	- 9.1%
Inventory of Homes for Sale	34	32	- 5.9%	--	--	--
Months Supply of Inventory	4.2	5.8	+ 38.1%	--	--	--
Cumulative Days on Market Until Sale	128	89	- 30.5%	131	107	- 18.3%
Percent of Original List Price Received*	90.2%	93.5%	+ 3.7%	96.0%	95.3%	- 0.7%
New Listings	11	13	+ 18.2%	79	62	- 21.5%

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

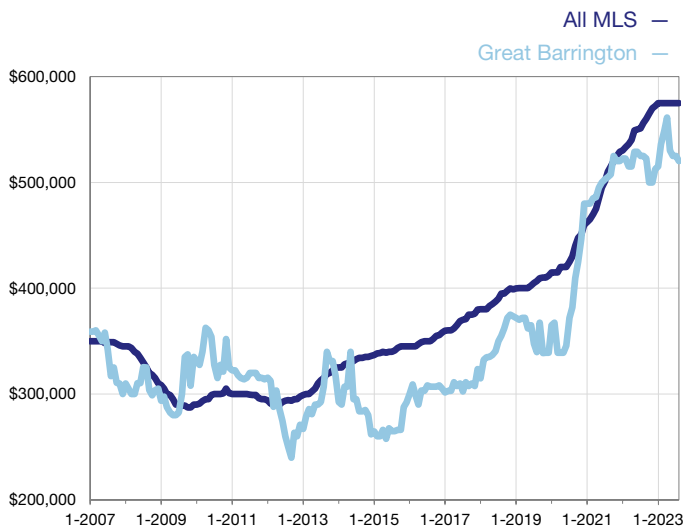
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	9	3	- 66.7%
Closed Sales	3	0	- 100.0%	11	4	- 63.6%
Median Sales Price*	\$218,000	<b>\$0</b>	- 100.0%	\$480,000	<b>\$800,000</b>	+ 66.7%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.5	3.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	80	0	- 100.0%	151	99	- 34.4%
Percent of Original List Price Received*	91.1%	0.0%	- 100.0%	97.3%	92.9%	- 4.5%
New Listings	2	1	- 50.0%	10	6	- 40.0%

\* 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

