

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	71	41	- 42.3%
Closed Sales	6	7	+ 16.7%	71	40	- 43.7%
Median Sales Price*	\$757,500	\$605,000	- 20.1%	\$500,000	\$507,500	+ 1.5%
Inventory of Homes for Sale	31	31	0.0%	--	--	--
Months Supply of Inventory	4.0	5.7	+ 42.5%	--	--	--
Cumulative Days on Market Until Sale	79	65	- 17.7%	127	101	- 20.5%
Percent of Original List Price Received*	96.9%	100.5%	+ 3.7%	96.1%	96.3%	+ 0.2%
New Listings	6	5	- 16.7%	86	67	- 22.1%

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

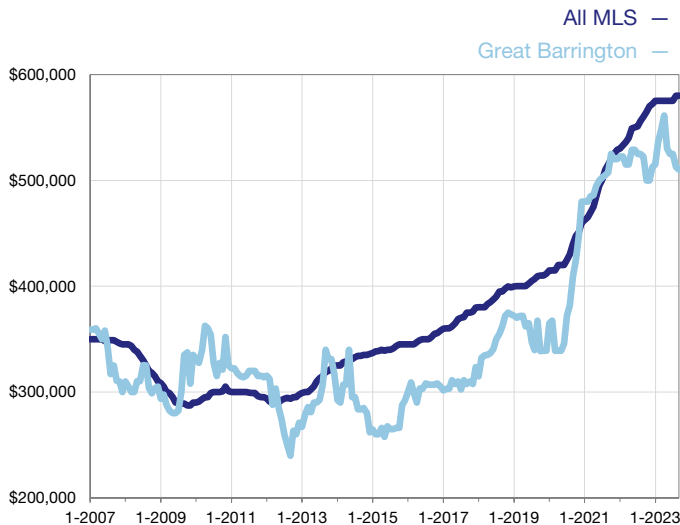
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	9	3	- 66.7%
Closed Sales	0	0	--	11	4	- 63.6%
Median Sales Price*	\$0	\$0	--	\$480,000	\$800,000	+ 66.7%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.7	3.0	+ 328.6%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	151	99	- 34.4%
Percent of Original List Price Received*	0.0%	0.0%	--	97.3%	92.9%	- 4.5%
New Listings	0	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

