

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	2	- 83.3%	83	45	- 45.8%
Closed Sales	9	8	- 11.1%	80	48	- 40.0%
Median Sales Price*	\$440,000	\$823,380	+ 87.1%	\$499,950	\$512,500	+ 2.5%
Inventory of Homes for Sale	26	35	+ 34.6%	--	--	--
Months Supply of Inventory	3.3	7.4	+ 124.2%	--	--	--
Cumulative Days on Market Until Sale	78	76	- 2.6%	121	97	- 19.8%
Percent of Original List Price Received*	93.8%	96.1%	+ 2.5%	95.9%	96.2%	+ 0.3%
New Listings	10	9	- 10.0%	96	79	- 17.7%

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

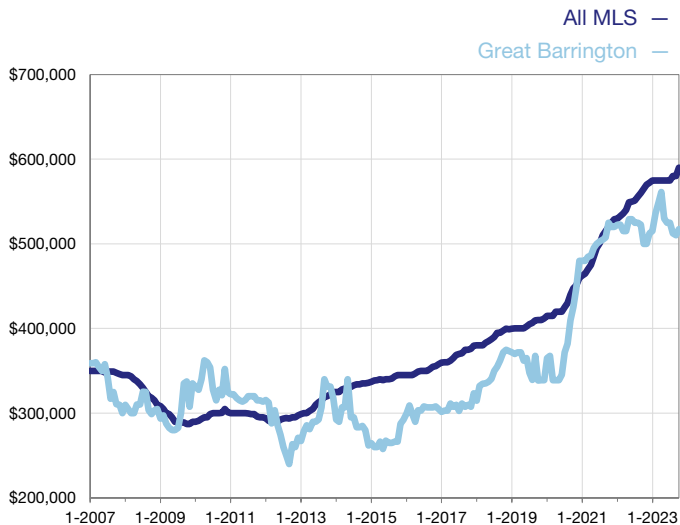
Condominium Properties

Key Metrics	October			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	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--
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	1	0	- 100.0%	11	6	- 45.5%

* 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

