

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	2	- 66.7%	89	47	- 47.2%
Closed Sales	7	2	- 71.4%	87	50	- 42.5%
Median Sales Price*	\$530,000	\$794,000	+ 49.8%	\$500,000	\$517,500	+ 3.5%
Inventory of Homes for Sale	24	35	+ 45.8%	--	--	--
Months Supply of Inventory	3.1	8.0	+ 158.1%	--	--	--
Cumulative Days on Market Until Sale	95	72	- 24.2%	119	96	- 19.3%
Percent of Original List Price Received*	92.1%	94.9%	+ 3.0%	95.6%	96.2%	+ 0.6%
New Listings	4	4	0.0%	101	85	- 15.8%

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

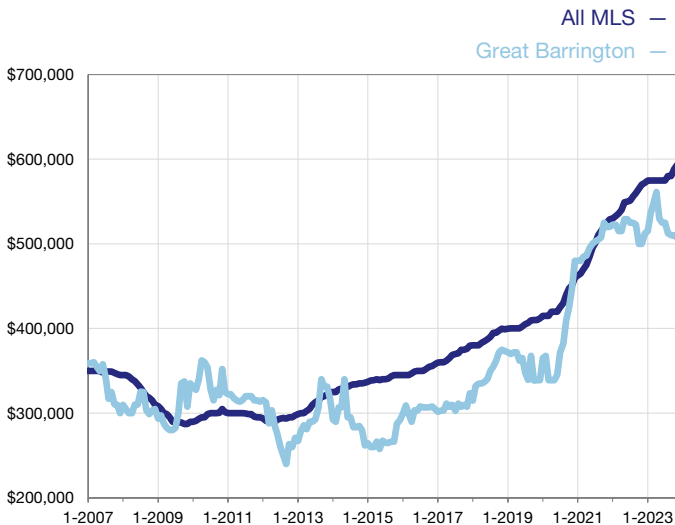
Condominium Properties

Key Metrics	November			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	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.4	1.2	- 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%	12	6	- 50.0%

* 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

