

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	90	50	- 44.4%
Closed Sales	11	1	- 90.9%	98	51	- 48.0%
Median Sales Price*	\$687,500	\$391,000	- 43.1%	\$512,500	\$515,000	+ 0.5%
Inventory of Homes for Sale	20	30	+ 50.0%	--	--	--
Months Supply of Inventory	2.7	6.6	+ 144.4%	--	--	--
Cumulative Days on Market Until Sale	206	84	- 59.2%	129	96	- 25.6%
Percent of Original List Price Received*	95.3%	87.1%	- 8.6%	95.6%	96.0%	+ 0.4%
New Listings	1	1	0.0%	102	86	- 15.7%

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

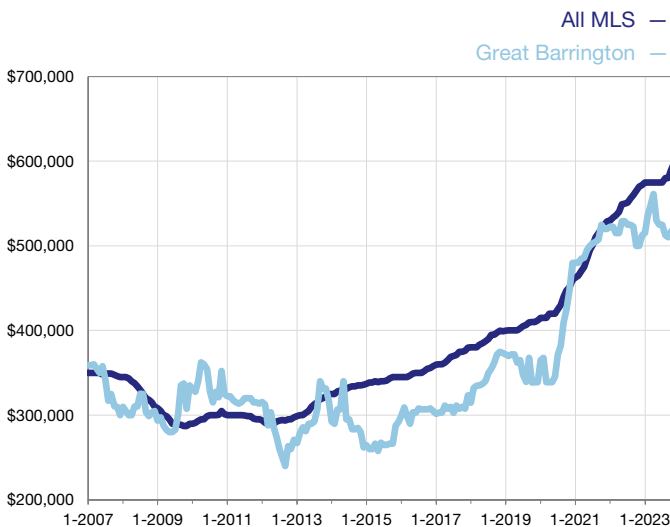
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	11	3	- 72.7%
Closed Sales	1	0	- 100.0%	12	4	- 66.7%
Median Sales Price*	\$385,000	\$0	- 100.0%	\$432,500	\$800,000	+ 85.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	37	0	- 100.0%	142	99	- 30.3%
Percent of Original List Price Received*	90.6%	0.0%	- 100.0%	96.7%	92.9%	- 3.9%
New Listings	1	0	- 100.0%	13	6	- 53.8%

* 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

