

Great Barrington 01230

ZIP code · MA · Massachusetts > Berkshire County > Great Barrington

BALANCED MARKET

\$704K

MEDIAN SALE PRICE

+8.9%

1-YR CHANGE

148

SALES (12 MO)

\$660K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



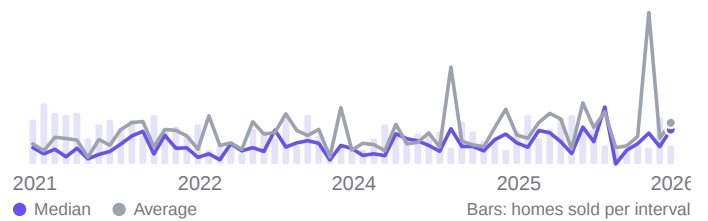
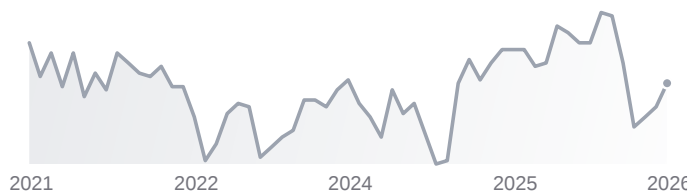
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$808K · Average \$910K

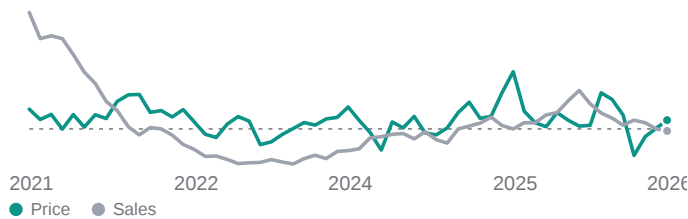


Growth (year over year)

Price +8.9% · Sales -2.0%

Price per square foot

\$346/ft²

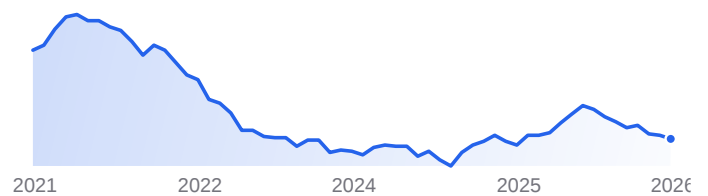
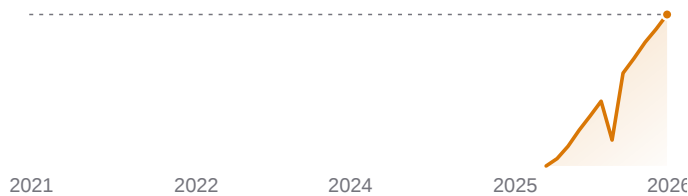


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

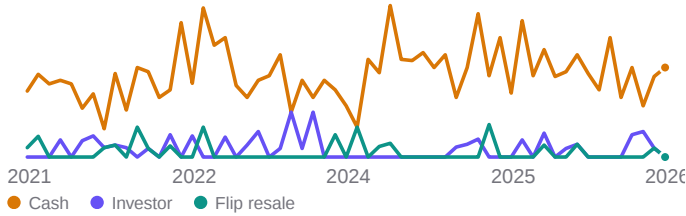
3.2%



BUYERS & OUTCOMES

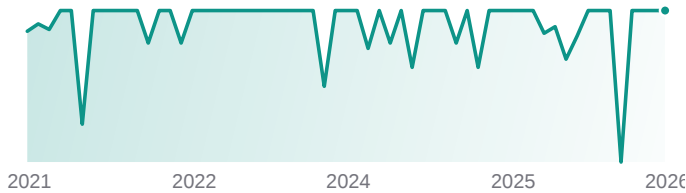
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



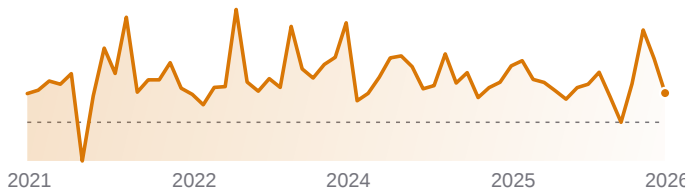
Sellers who sold at a gain

100%

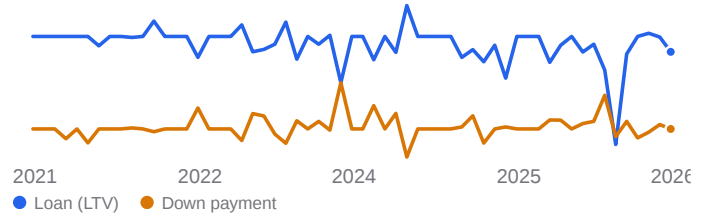


Median annualized return at resale

+3.9%

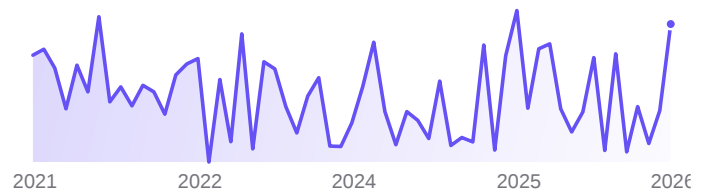


Financing (share of purchase price) Loan (LTV) 70% · Down payment 20%



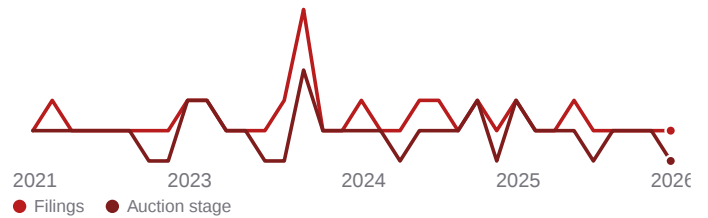
Typical hold before selling

23.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,687
Median value (AVM)	\$660K
Median size	1,862 ft²
Median bedrooms	3
Median year built	1962
Single family	82%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.1%
Owner occupied	59%
Company owned	20%
Median loan-to-value	27%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	8,376
Density	84 / mi²
Median household income	\$79K
Average household income	\$114K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	58
Homes occupied	79%
Bachelor's or higher	27%
Poverty rate	7.9%
Unemployment	1.2%
Average temp	45°F
Annual precip	49 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.