

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	4	--	4	8	+ 100.0%
Closed Sales	5	3	- 40.0%	7	5	- 28.6%
Median Sales Price*	\$405,000	\$560,000	+ 38.3%	\$438,000	\$560,000	+ 27.9%
Inventory of Homes for Sale	24	29	+ 20.8%	--	--	--
Months Supply of Inventory	3.5	6.3	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	118	73	- 38.1%	89	79	- 11.2%
Percent of Original List Price Received*	87.7%	96.6%	+ 10.1%	94.2%	96.6%	+ 2.5%
New Listings	4	4	0.0%	11	13	+ 18.2%

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

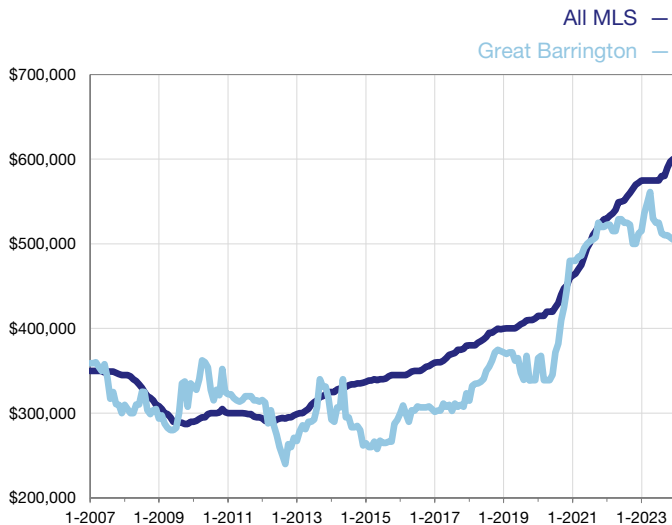
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Median Sales Price*	\$261,250	\$0	- 100.0%	\$261,250	\$580,000	+ 122.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	105	0	- 100.0%	105	20	- 81.0%
Percent of Original List Price Received*	84.5%	0.0%	- 100.0%	84.5%	99.6%	+ 17.9%
New Listings	0	0	--	0	3	--

* 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

