

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	5	- 16.7%	18	22	+ 22.2%
Closed Sales	0	5	--	8	14	+ 75.0%
Median Sales Price*	\$0	\$465,000	--	\$421,500	\$505,000	+ 19.8%
Inventory of Homes for Sale	21	29	+ 38.1%	--	--	--
Months Supply of Inventory	3.2	6.3	+ 96.9%	--	--	--
Cumulative Days on Market Until Sale	0	134	--	92	116	+ 26.1%
Percent of Original List Price Received*	0.0%	94.3%	--	92.9%	94.5%	+ 1.7%
New Listings	6	11	+ 83.3%	23	30	+ 30.4%

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

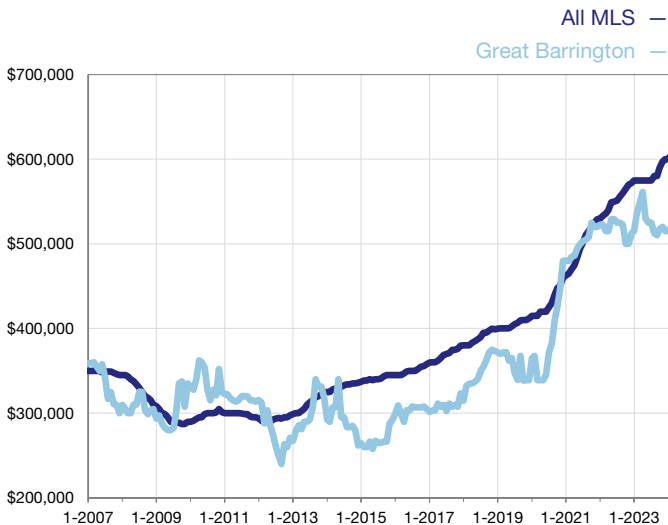
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	0	--	2	2	0.0%
Median Sales Price*	\$0	\$0	--	\$380,625	\$580,000	+ 52.4%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.7	2.0	+ 185.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	148	20	- 86.5%
Percent of Original List Price Received*	0.0%	0.0%	--	87.7%	99.6%	+ 13.6%
New Listings	0	0	--	0	4	--

* 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

