

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	5	+ 66.7%	21	30	+ 42.9%
Closed Sales	5	14	+ 180.0%	13	28	+ 115.4%
Median Sales Price*	\$505,000	\$501,000	- 0.8%	\$439,000	\$501,000	+ 14.1%
Inventory of Homes for Sale	25	31	+ 24.0%	--	--	--
Months Supply of Inventory	4.0	6.2	+ 55.0%	--	--	--
Cumulative Days on Market Until Sale	104	90	- 13.5%	97	103	+ 6.2%
Percent of Original List Price Received*	97.4%	94.1%	- 3.4%	94.6%	94.3%	- 0.3%
New Listings	11	10	- 9.1%	34	40	+ 17.6%

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

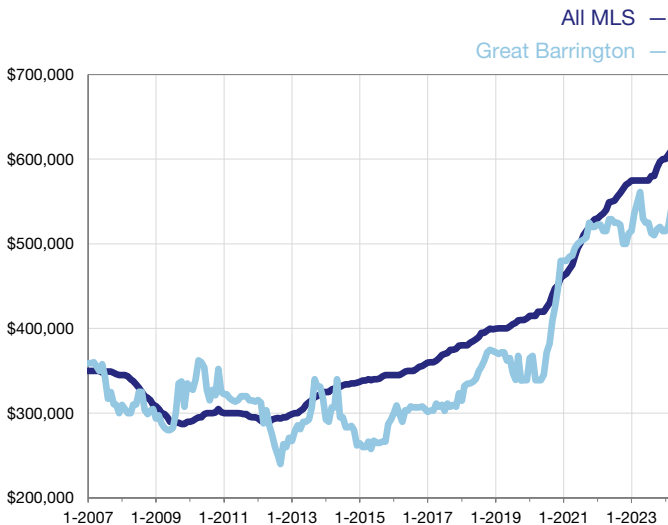
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	3	3	0.0%
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	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.6	3.3	+ 450.0%	--	--	--
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	2	2	0.0%	2	6	+ 200.0%

* 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

