

# Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Great Barrington

### Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	4	- 33.3%	32	40	+ 25.0%
Closed Sales	5	4	- 20.0%	25	37	+ 48.0%
Median Sales Price*	\$650,000	<b>\$499,000</b>	- 23.2%	\$510,000	<b>\$540,000</b>	+ 5.9%
Inventory of Homes for Sale	30	36	+ 20.0%	--	--	--
Months Supply of Inventory	5.3	7.3	+ 37.7%	--	--	--
Cumulative Days on Market Until Sale	82	223	+ 172.0%	113	121	+ 7.1%
Percent of Original List Price Received*	98.3%	89.5%	- 9.0%	95.9%	94.3%	- 1.7%
New Listings	6	7	+ 16.7%	52	64	+ 23.1%

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

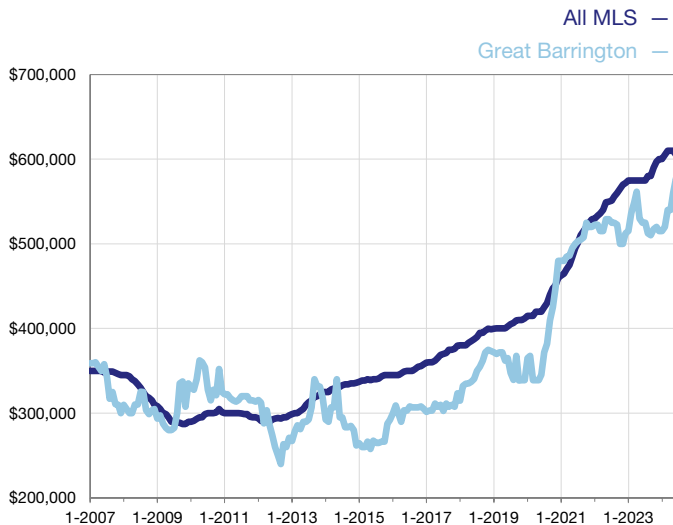
### Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	3	3	0.0%
Closed Sales	0	0	--	4	3	- 25.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$800,000	<b>\$595,000</b>	- 25.6%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	2.4	5.3	+ 120.8%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	99	28	- 71.7%
Percent of Original List Price Received*	0.0%	0.0%	--	92.9%	104.9%	+ 12.9%
New Listings	2	1	- 50.0%	5	9	+ 80.0%

\* 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

