

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	6	0.0%	38	45	+ 18.4%
Closed Sales	8	7	- 12.5%	33	44	+ 33.3%
Median Sales Price*	\$420,000	\$697,000	+ 66.0%	\$450,000	\$576,500	+ 28.1%
Inventory of Homes for Sale	33	33	0.0%	--	--	--
Months Supply of Inventory	5.8	6.8	+ 17.2%	--	--	--
Cumulative Days on Market Until Sale	89	64	- 28.1%	107	112	+ 4.7%
Percent of Original List Price Received*	93.5%	96.7%	+ 3.4%	95.3%	94.7%	- 0.6%
New Listings	13	8	- 38.5%	64	73	+ 14.1%

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

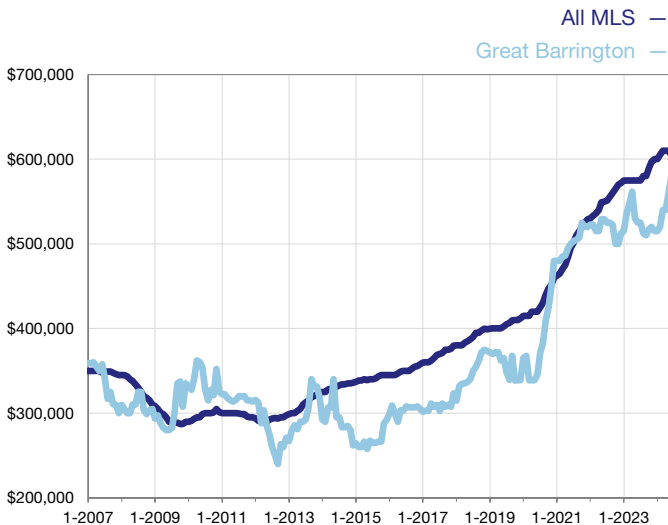
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	3	6	+ 100.0%
Closed Sales	0	0	--	4	3	- 25.0%
Median Sales Price*	\$0	\$0	--	\$800,000	\$595,000	- 25.6%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	3.6	4.7	+ 30.6%	--	--	--
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	1	3	+ 200.0%	7	13	+ 85.7%

* 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

