

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	5	0.0%	43	50	+ 16.3%
Closed Sales	7	3	- 57.1%	40	48	+ 20.0%
Median Sales Price*	\$605,000	\$565,000	- 6.6%	\$507,500	\$562,500	+ 10.8%
Inventory of Homes for Sale	32	46	+ 43.8%	--	--	--
Months Supply of Inventory	5.7	9.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	65	103	+ 58.5%	101	110	+ 8.9%
Percent of Original List Price Received*	100.5%	94.1%	- 6.4%	96.3%	94.6%	- 1.8%
New Listings	5	17	+ 240.0%	69	91	+ 31.9%

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

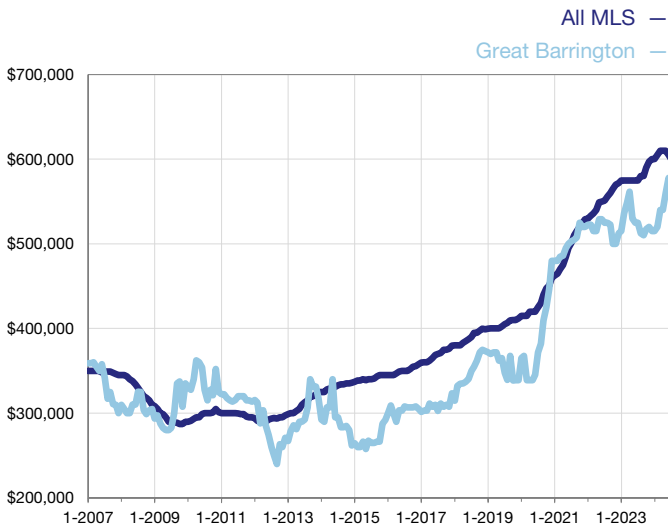
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	3	5	+ 66.7%
Closed Sales	0	1	--	4	4	0.0%
Median Sales Price*	\$0	\$1,225,000	--	\$800,000	\$910,000	+ 13.8%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	4.2	5.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	115	--	99	50	- 49.5%
Percent of Original List Price Received*	0.0%	94.6%	--	92.9%	102.3%	+ 10.1%
New Listings	1	0	- 100.0%	8	12	+ 50.0%

* 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

