

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	5	+ 150.0%	45	55	+ 22.2%
Closed Sales	8	5	- 37.5%	48	53	+ 10.4%
Median Sales Price*	\$823,380	\$529,000	- 35.8%	\$512,500	\$560,000	+ 9.3%
Inventory of Homes for Sale	38	47	+ 23.7%	--	--	--
Months Supply of Inventory	8.0	9.2	+ 15.0%	--	--	--
Cumulative Days on Market Until Sale	76	58	- 23.7%	97	106	+ 9.3%
Percent of Original List Price Received*	96.2%	95.7%	- 0.5%	96.2%	94.8%	- 1.5%
New Listings	9	9	0.0%	79	100	+ 26.6%

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

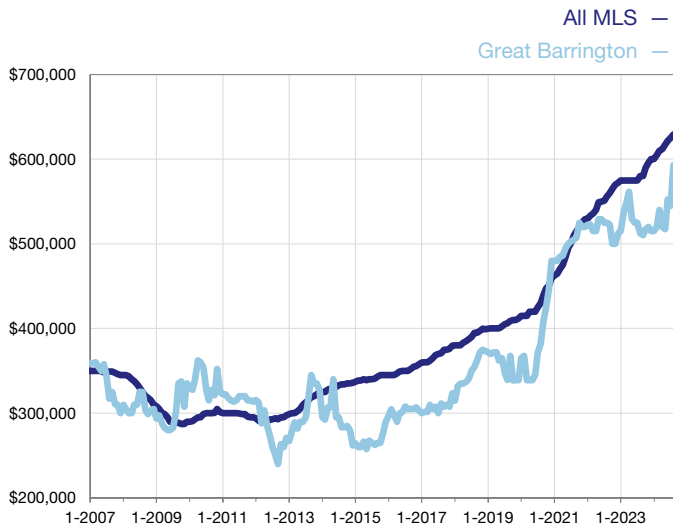
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	3	6	+ 100.0%
Closed Sales	0	1	--	4	5	+ 25.0%
Median Sales Price*	\$0	\$375,000	--	\$800,000	\$595,000	- 25.6%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	3.6	5.3	+ 47.2%	--	--	--
Cumulative Days on Market Until Sale	0	65	--	99	53	- 46.5%
Percent of Original List Price Received*	0.0%	100.0%	--	92.9%	101.8%	+ 9.6%
New Listings	0	1	--	7	14	+ 100.0%

* 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

