

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Great Barrington

### Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	6	+ 100.0%	48	61	+ 27.1%
Closed Sales	2	4	+ 100.0%	50	57	+ 14.0%
Median Sales Price*	\$794,000	<b>\$667,500</b>	- 15.9%	\$517,500	<b>\$560,000</b>	+ 8.2%
Inventory of Homes for Sale	35	39	+ 11.4%	--	--	--
Months Supply of Inventory	7.9	7.3	- 7.6%	--	--	--
Cumulative Days on Market Until Sale	72	141	+ 95.8%	96	108	+ 12.5%
Percent of Original List Price Received*	94.9%	<b>84.3%</b>	- 11.2%	96.2%	<b>94.1%</b>	- 2.2%
New Listings	4	7	+ 75.0%	83	106	+ 27.7%

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

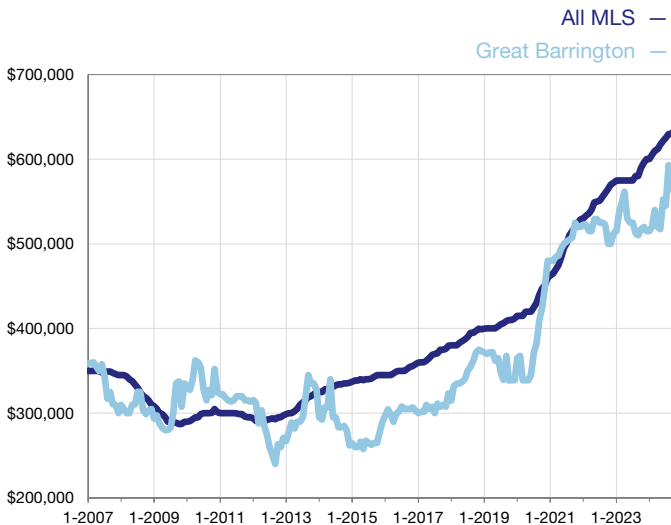
### Condominium Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	3	8	+ 166.7%
Closed Sales	0	0	--	4	5	+ 25.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$800,000	<b>\$595,000</b>	- 25.6%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	3.0	5.3	+ 76.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	99	53	- 46.5%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	92.9%	<b>101.8%</b>	+ 9.6%
New Listings	0	0	--	7	15	+ 114.3%

\* 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

