

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

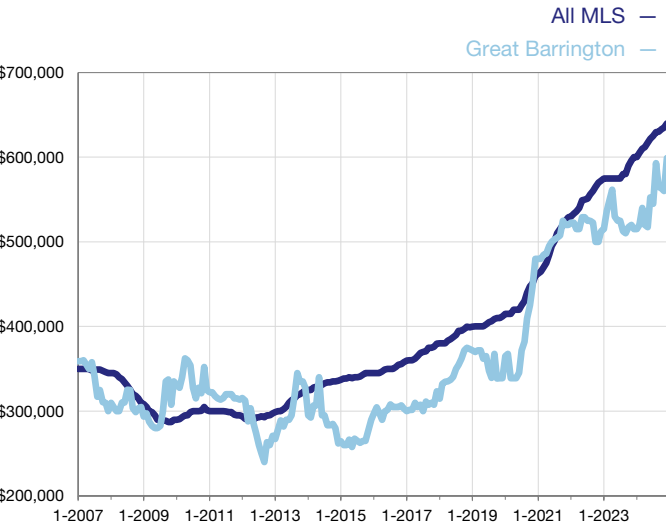
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	51	67	+ 31.4%
Closed Sales	1	6	+ 500.0%	51	62	+ 21.6%
Median Sales Price*	\$391,000	\$651,500	+ 66.6%	\$515,000	\$599,000	+ 16.3%
Inventory of Homes for Sale	29	31	+ 6.9%	--	--	--
Months Supply of Inventory	6.3	5.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	84	200	+ 138.1%	96	119	+ 24.0%
Percent of Original List Price Received*	87.1%	95.4%	+ 9.5%	96.0%	94.1%	- 2.0%
New Listings	1	5	+ 400.0%	84	111	+ 32.1%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	3	9	+ 200.0%
Closed Sales	0	3	--	4	8	+ 100.0%
Median Sales Price*	\$0	\$397,000	--	\$800,000	\$580,000	- 27.5%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	3.3	5.4	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	0	136	--	99	84	- 15.2%
Percent of Original List Price Received*	0.0%	94.7%	--	92.9%	99.1%	+ 6.7%
New Listings	1	1	0.0%	8	17	+ 112.5%

* 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

