

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

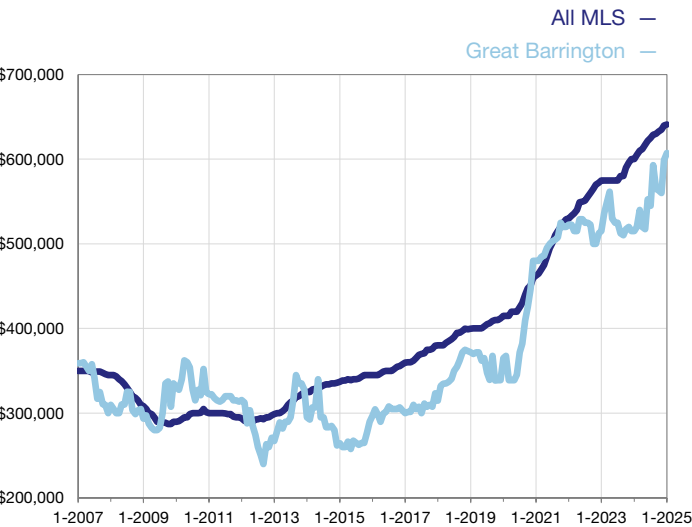
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	2	6	+ 200.0%	2	6	+ 200.0%
Median Sales Price*	\$697,000	\$812,500	+ 16.6%	\$697,000	\$812,500	+ 16.6%
Inventory of Homes for Sale	32	26	- 18.8%	--	--	--
Months Supply of Inventory	7.0	4.7	- 32.9%	--	--	--
Cumulative Days on Market Until Sale	89	75	- 15.7%	89	75	- 15.7%
Percent of Original List Price Received*	96.7%	96.9%	+ 0.2%	96.7%	96.9%	+ 0.2%
New Listings	9	2	- 77.8%	9	2	- 77.8%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$580,000	\$650,000	+ 12.1%	\$580,000	\$650,000	+ 12.1%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	3.0	4.7	+ 56.7%	--	--	--
Cumulative Days on Market Until Sale	20	104	+ 420.0%	20	104	+ 420.0%
Percent of Original List Price Received*	99.6%	100.0%	+ 0.4%	99.6%	100.0%	+ 0.4%
New Listings	4	0	- 100.0%	4	0	- 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

