

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Great Barrington

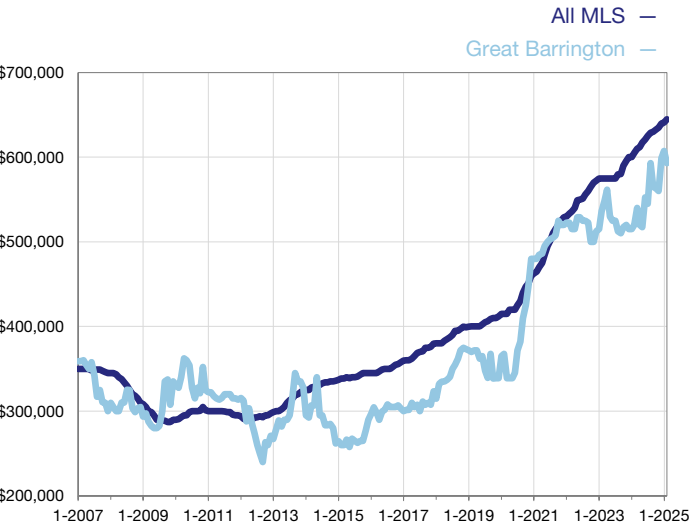
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	8	9	+ 12.5%
Closed Sales	3	4	+ 33.3%	5	10	+ 100.0%
Median Sales Price*	\$560,000	\$296,500	- 47.1%	\$560,000	\$538,125	- 3.9%
Inventory of Homes for Sale	31	24	- 22.6%	--	--	--
Months Supply of Inventory	6.8	4.2	- 38.2%	--	--	--
Cumulative Days on Market Until Sale	73	160	+ 119.2%	79	109	+ 38.0%
Percent of Original List Price Received*	96.6%	89.4%	- 7.5%	96.6%	93.9%	- 2.8%
New Listings	4	7	+ 75.0%	13	9	- 30.8%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	0	1	--	2	2	0.0%
Median Sales Price*	\$0	\$485,000	--	\$580,000	\$567,500	- 2.2%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	3.0	4.7	+ 56.7%	--	--	--
Cumulative Days on Market Until Sale	0	40	--	20	72	+ 260.0%
Percent of Original List Price Received*	0.0%	98.0%	--	99.6%	99.0%	- 0.6%
New Listings	0	2	--	4	2	- 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

