Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

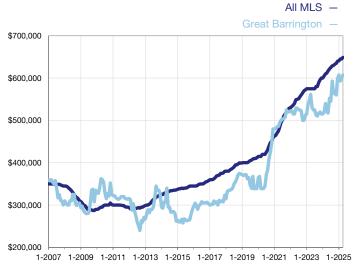
Great Barrington

Single-Family Properties	April			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-
Pending Sales	10	5	- 50.0%	27	20	- 25.9%
Closed Sales	5	3	- 40.0%	14	16	+ 14.3%
Median Sales Price*	\$465,000	\$740,000	+ 59.1%	\$505,000	\$637,500	+ 26.2%
Inventory of Homes for Sale	26	34	+ 30.8%			
Months Supply of Inventory	5.2	6.9	+ 32.7%			
Cumulative Days on Market Until Sale	134	195	+ 45.5%	116	146	+ 25.9%
Percent of Original List Price Received*	94.3%	89.4%	- 5.2%	94.5%	91.4%	- 3.3%
New Listings	13	12	- 7.7%	32	30	- 6.3%

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

Condominium Properties		April			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-	
Pending Sales	0	0		2	1	- 50.0%	
Closed Sales	0	1		2	3	+ 50.0%	
Median Sales Price*	\$0	\$825,000		\$580,000	\$650,000	+ 12.1%	
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	245		20	130	+ 550.0%	
Percent of Original List Price Received*	0.0%	93.2%		99.6%	97.1%	- 2.5%	
New Listings	0	0		4	2	- 50.0%	

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

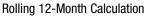


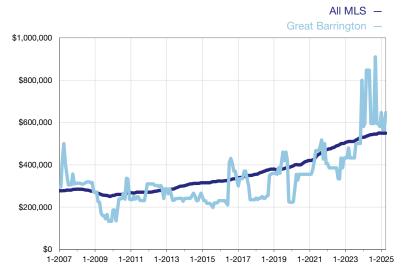
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation

MASSACHUSETTS ASSOCIATION OF REALTORS®

Median Sales Price – Condominium Properties





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