

Great Barrington

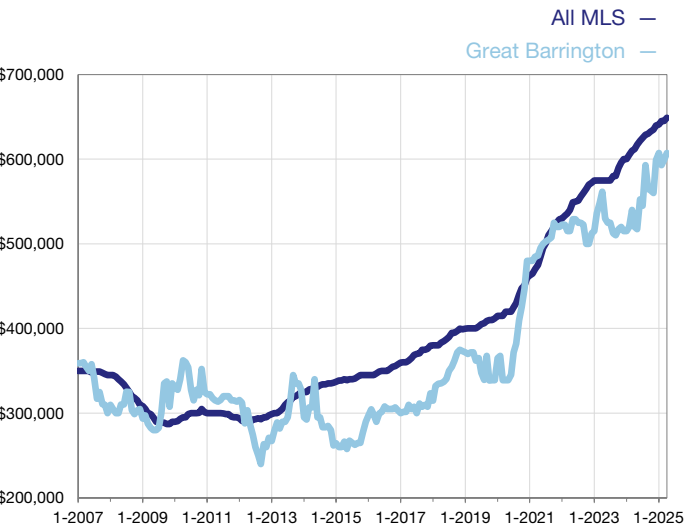
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	5	- 50.0%	27	20	- 25.9%
Closed Sales	5	3	- 40.0%	14	16	+ 14.3%
Median Sales Price*	\$465,000	\$740,000	+ 59.1%	\$505,000	\$637,500	+ 26.2%
Inventory of Homes for Sale	26	34	+ 30.8%	--	--	--
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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
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



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

