

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	6	+ 20.0%	32	29	- 9.4%
Closed Sales	14	7	- 50.0%	28	23	- 17.9%
Median Sales Price*	\$501,000	\$425,000	- 15.2%	\$501,000	\$560,000	+ 11.8%
Inventory of Homes for Sale	32	40	+ 25.0%	--	--	--
Months Supply of Inventory	6.2	7.6	+ 22.6%	--	--	--
Cumulative Days on Market Until Sale	90	155	+ 72.2%	103	148	+ 43.7%
Percent of Original List Price Received*	94.1%	93.4%	- 0.7%	94.3%	92.1%	- 2.3%
New Listings	12	15	+ 25.0%	44	47	+ 6.8%

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

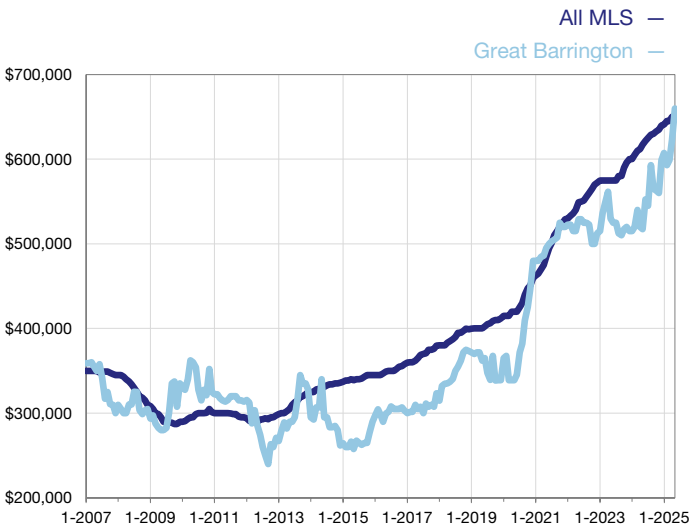
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	2	+ 100.0%	3	3	0.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$580,000	\$650,000	+ 12.1%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	5.3	4.9	- 7.5%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	20	130	+ 550.0%
Percent of Original List Price Received*	0.0%	0.0%	--	99.6%	97.1%	- 2.5%
New Listings	3	4	+ 33.3%	7	5	- 28.6%

* 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

