

# Great Barrington

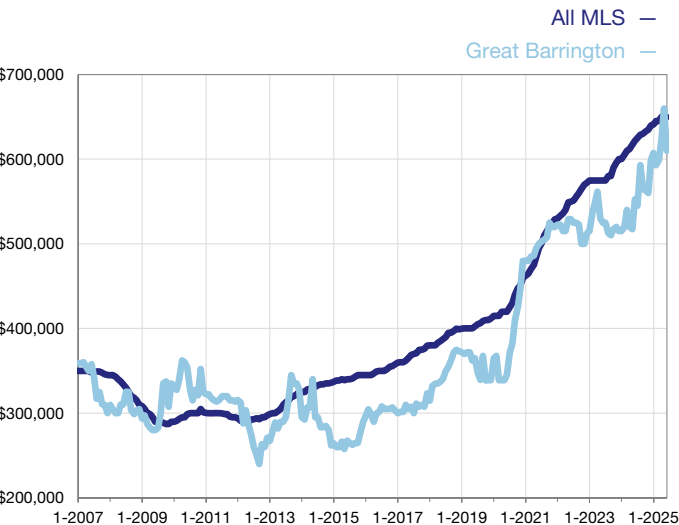
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	36	35	- 2.8%
Closed Sales	5	12	+ 140.0%	33	35	+ 6.1%
Median Sales Price*	\$777,500	\$562,000	- 27.7%	\$540,000	\$560,000	+ 3.7%
Inventory of Homes for Sale	42	38	- 9.5%	--	--	--
Months Supply of Inventory	8.3	7.0	- 15.7%	--	--	--
Cumulative Days on Market Until Sale	139	118	- 15.1%	109	138	+ 26.6%
Percent of Original List Price Received*	97.8%	98.0%	+ 0.2%	94.8%	94.1%	- 0.7%
New Listings	16	6	- 62.5%	60	53	- 11.7%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	3	4	+ 33.3%
Closed Sales	1	2	+ 100.0%	3	5	+ 66.7%
Median Sales Price*	\$1,500,000	\$397,500	- 73.5%	\$595,000	\$485,000	- 18.5%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	6.7	6.4	- 4.5%	--	--	--
Cumulative Days on Market Until Sale	45	69	+ 53.3%	28	105	+ 275.0%
Percent of Original List Price Received*	115.4%	97.5%	- 15.5%	104.9%	97.2%	- 7.3%
New Listings	3	4	+ 33.3%	10	9	- 10.0%

\* 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

