

Great Barrington

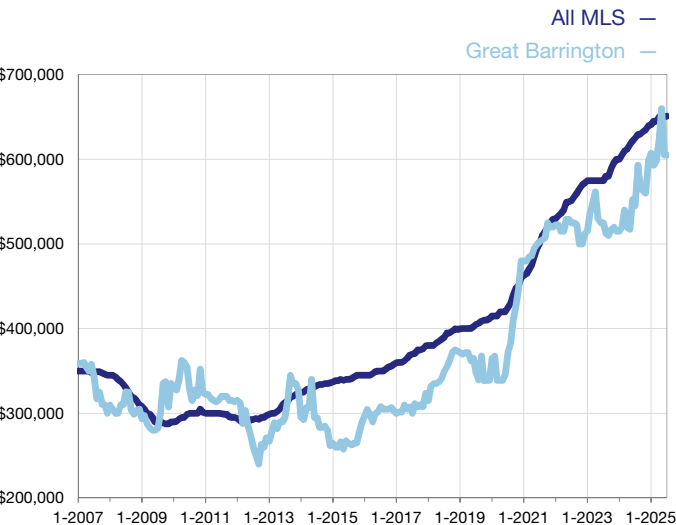
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	39	41	+ 5.1%
Closed Sales	4	10	+ 150.0%	37	46	+ 24.3%
Median Sales Price*	\$499,000	\$637,800	+ 27.8%	\$540,000	\$569,500	+ 5.5%
Inventory of Homes for Sale	44	39	- 11.4%	--	--	--
Months Supply of Inventory	9.1	6.9	- 24.2%	--	--	--
Cumulative Days on Market Until Sale	223	99	- 55.6%	121	129	+ 6.6%
Percent of Original List Price Received*	89.5%	91.9%	+ 2.7%	94.3%	93.7%	- 0.6%
New Listings	10	5	- 50.0%	70	59	- 15.7%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	4	5	+ 25.0%
Closed Sales	0	1	--	3	6	+ 100.0%
Median Sales Price*	\$0	\$445,000	--	\$595,000	\$465,000	- 21.8%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	7.5	6.4	- 14.7%	--	--	--
Cumulative Days on Market Until Sale	0	65	--	28	99	+ 253.6%
Percent of Original List Price Received*	0.0%	98.9%	--	104.9%	97.5%	- 7.1%
New Listings	1	1	0.0%	11	10	- 9.1%

* 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

