

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	2	- 66.7%	66	75	+ 13.6%
Closed Sales	6	8	+ 33.3%	62	81	+ 30.6%
Median Sales Price*	\$651,500	\$792,500	+ 21.6%	\$599,000	\$625,000	+ 4.3%
Inventory of Homes for Sale	43	33	- 23.3%	--	--	--
Months Supply of Inventory	7.8	5.3	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	200	148	- 26.0%	119	122	+ 2.5%
Percent of Original List Price Received*	95.4%	85.7%	- 10.2%	94.1%	92.8%	- 1.4%
New Listings	5	1	- 80.0%	115	104	- 9.6%

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

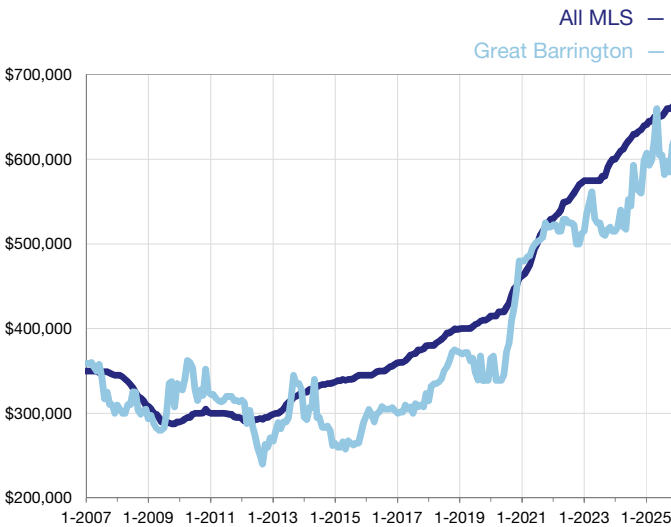
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	10	13	+ 30.0%
Closed Sales	3	0	- 100.0%	8	14	+ 75.0%
Median Sales Price*	\$397,000	\$0	- 100.0%	\$580,000	\$490,000	- 15.5%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	4.2	3.8	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	136	0	- 100.0%	84	86	+ 2.4%
Percent of Original List Price Received*	94.7%	0.0%	- 100.0%	99.1%	97.2%	- 1.9%
New Listings	1	2	+ 100.0%	17	19	+ 11.8%

* 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

