

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Great Barrington

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	8	5	- 37.5%
Closed Sales	4	1	- 75.0%	10	4	- 60.0%
Median Sales Price*	\$296,500	<b>\$1,225,000</b>	+ 313.2%	\$538,125	<b>\$1,037,000</b>	+ 92.7%
Inventory of Homes for Sale	36	28	- 22.2%	--	--	--
Months Supply of Inventory	6.5	4.6	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	160	291	+ 81.9%	109	167	+ 53.2%
Percent of Original List Price Received*	89.4%	72.3%	- 19.1%	93.9%	90.7%	- 3.4%
New Listings	5	3	- 40.0%	7	7	0.0%

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

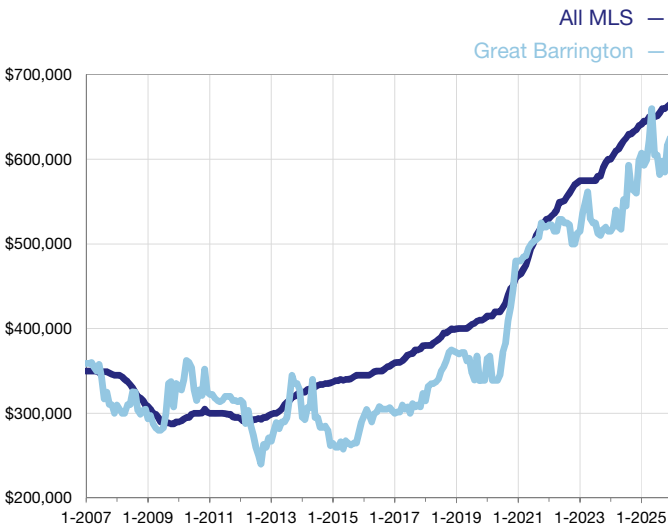
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	1	2	+ 100.0%
Closed Sales	1	1	0.0%	2	2	0.0%
Median Sales Price*	\$485,000	<b>\$420,000</b>	- 13.4%	\$567,500	<b>\$632,500</b>	+ 11.5%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.9	2.0	- 48.7%	--	--	--
Cumulative Days on Market Until Sale	40	98	+ 145.0%	72	306	+ 325.0%
Percent of Original List Price Received*	98.0%	93.5%	- 4.6%	99.0%	89.7%	- 9.4%
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

\* 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

