

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Great Barrington

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	6	- 14.3%	15	13	- 13.3%
Closed Sales	3	5	+ 66.7%	13	9	- 30.8%
Median Sales Price*	\$715,000	<b>\$485,000</b>	- 32.2%	\$560,000	<b>\$794,000</b>	+ 41.8%
Inventory of Homes for Sale	38	26	- 31.6%	--	--	--
Months Supply of Inventory	7.1	4.2	- 40.8%	--	--	--
Cumulative Days on Market Until Sale	219	248	+ 13.2%	134	212	+ 58.2%
Percent of Original List Price Received*	85.2%	88.5%	+ 3.9%	91.9%	89.5%	- 2.6%
New Listings	14	7	- 50.0%	21	13	- 38.1%

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

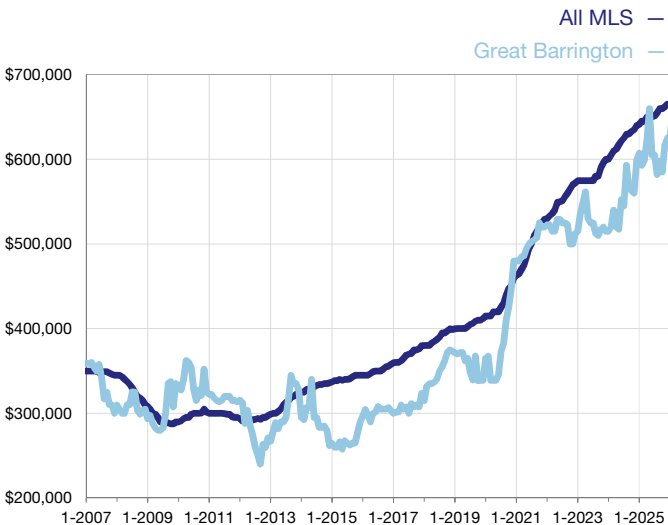
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	1	--	2	3	+ 50.0%
Median Sales Price*	\$0	<b>\$793,500</b>	--	\$567,500	<b>\$793,500</b>	+ 39.8%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	3.9	3.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	0	43	--	72	218	+ 202.8%
Percent of Original List Price Received*	0.0%	103.2%	--	99.0%	94.2%	- 4.8%
New Listings	0	2	--	1	4	+ 300.0%

\* 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

