

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	1	- 87.5%	23	14	- 39.1%
Closed Sales	3	4	+ 33.3%	16	13	- 18.8%
Median Sales Price*	\$740,000	\$610,000	- 17.6%	\$637,500	\$665,000	+ 4.3%
Inventory of Homes for Sale	40	36	- 10.0%	--	--	--
Months Supply of Inventory	7.7	6.4	- 16.9%	--	--	--
Cumulative Days on Market Until Sale	195	120	- 38.5%	146	184	+ 26.0%
Percent of Original List Price Received*	89.4%	96.4%	+ 7.8%	91.4%	91.6%	+ 0.2%
New Listings	13	11	- 15.4%	34	25	- 26.5%

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

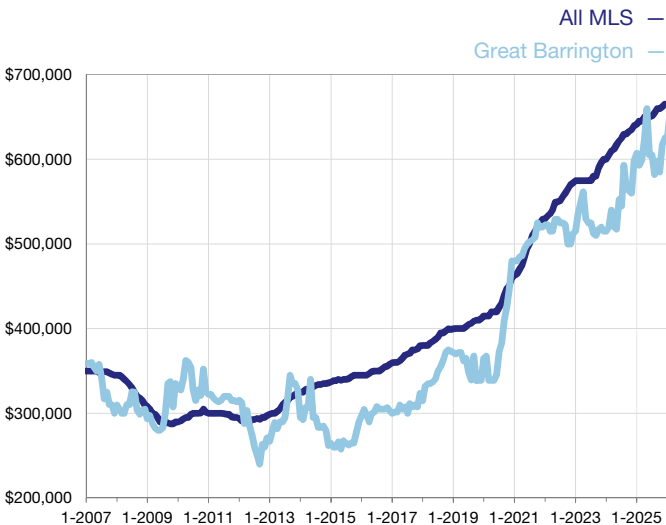
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$825,000	\$0	- 100.0%	\$650,000	\$793,500	+ 22.1%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	4.7	3.7	- 21.3%	--	--	--
Cumulative Days on Market Until Sale	245	0	- 100.0%	130	218	+ 67.7%
Percent of Original List Price Received*	93.2%	0.0%	- 100.0%	97.1%	94.2%	- 3.0%
New Listings	1	2	+ 100.0%	2	6	+ 200.0%

* 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

