

Great Barrington

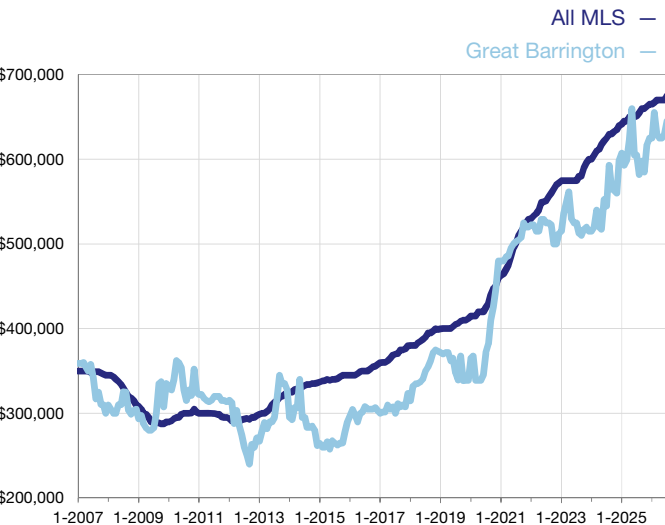
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	10	+ 150.0%	42	42	0.0%
Closed Sales	10	8	- 20.0%	46	32	- 30.4%
Median Sales Price*	\$637,800	\$705,000	+ 10.5%	\$569,500	\$635,000	+ 11.5%
Inventory of Homes for Sale	42	43	+ 2.4%	--	--	--
Months Supply of Inventory	7.3	6.8	- 6.8%	--	--	--
Cumulative Days on Market Until Sale	99	81	- 18.2%	129	131	+ 1.6%
Percent of Original List Price Received*	91.9%	97.8%	+ 6.4%	93.7%	94.4%	+ 0.7%
New Listings	5	8	+ 60.0%	61	68	+ 11.5%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	8	6	- 25.0%
Closed Sales	1	0	- 100.0%	6	7	+ 16.7%
Median Sales Price*	\$445,000	\$0	- 100.0%	\$465,000	\$675,000	+ 45.2%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	5.1	3.3	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	65	0	- 100.0%	99	132	+ 33.3%
Percent of Original List Price Received*	98.9%	0.0%	- 100.0%	97.5%	95.5%	- 2.1%
New Listings	1	1	0.0%	12	9	- 25.0%

* 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

