Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Great Barrington

Single-Family Properties

	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**9**	+ 50.0%	48	**51**	+ 6.3%
Closed Sales	3	**9**	+ 200.0%	49	**41**	- 16.3%
Median Sales Price*	$375,000	**$862,000**	+ 129.9%	$560,000	**$645,000**	+ 15.2%
Inventory of Homes for Sale	50	**44**	- 12.0%	--	--	--
Months Supply of Inventory	8.7	**6.7**	- 23.0%	--	--	--
Cumulative Days on Market Until Sale	138	**111**	- 19.6%	130	**126**	- 3.1%
Percent of Original List Price Received*	89.5%	**97.9%**	+ 9.4%	93.5%	**95.2%**	+ 1.8%
New Listings	15	**11**	- 26.7%	76	**80**	+ 5.3%

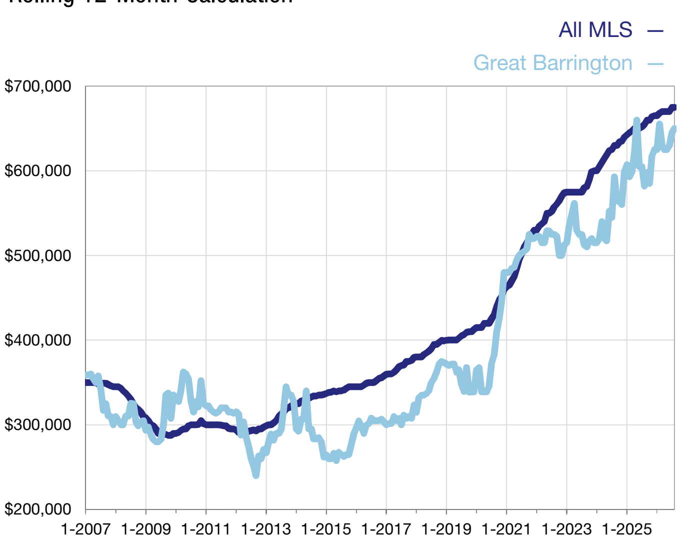
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

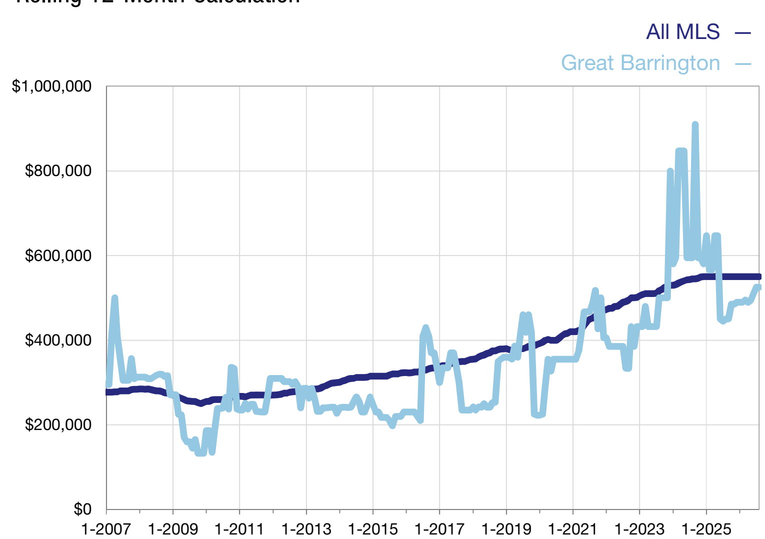
	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**0**	- 100.0%	10	**6**	- 40.0%
Closed Sales	2	**0**	- 100.0%	8	**7**	- 12.5%
Median Sales Price*	$500,000	**$0**	- 100.0%	$467,500	**$675,000**	+ 44.4%
Inventory of Homes for Sale	10	**7**	- 30.0%	--	--	--
Months Supply of Inventory	5.7	**3.9**	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	75	**0**	- 100.0%	93	**132**	+ 41.9%
Percent of Original List Price Received*	86.6%	**0.0%**	- 100.0%	94.8%	**95.5%**	+ 0.7%
New Listings	3	**0**	- 100.0%	15	**9**	- 40.0%

* 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



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