

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Great Barrington

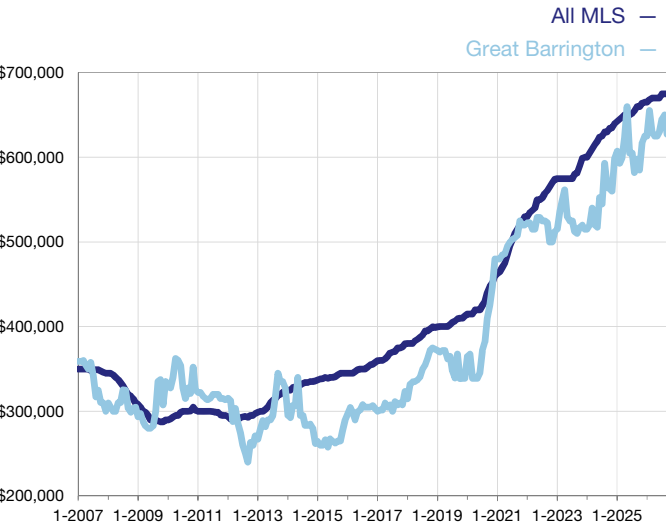
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	5	- 54.5%	59	59	0.0%
Closed Sales	7	10	+ 42.9%	56	51	- 8.9%
Median Sales Price*	\$660,000	\$487,500	- 26.1%	\$582,000	\$620,000	+ 6.5%
Inventory of Homes for Sale	53	48	- 9.4%	--	--	--
Months Supply of Inventory	8.5	7.6	- 10.6%	--	--	--
Cumulative Days on Market Until Sale	111	123	+ 10.8%	128	126	- 1.6%
Percent of Original List Price Received*	91.5%	88.6%	- 3.2%	93.2%	93.9%	+ 0.8%
New Listings	17	14	- 17.6%	93	94	+ 1.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	12	7	- 41.7%
Closed Sales	3	0	- 100.0%	11	7	- 36.4%
Median Sales Price*	\$485,000	\$0	- 100.0%	\$485,000	\$675,000	+ 39.2%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	4.5	3.1	- 31.1%	--	--	--
Cumulative Days on Market Until Sale	83	0	- 100.0%	90	132	+ 46.7%
Percent of Original List Price Received*	101.0%	0.0%	- 100.0%	96.5%	95.5%	- 1.0%
New Listings	1	0	- 100.0%	16	9	- 43.8%

* 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

