Local Market Update – October 2026

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

Great Barrington

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**6**	- 45.5%	70	**68**	- 2.9%
Closed Sales	9	**10**	+ 11.1%	65	**61**	- 6.2%
Median Sales Price*	$445,000	**$741,750**	+ 66.7%	$560,000	**$625,000**	+ 11.6%
Inventory of Homes for Sale	51	**43**	- 15.7%	--	--	--
Months Supply of Inventory	7.5	**7.0**	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	97	**151**	+ 55.7%	123	**130**	+ 5.7%
Percent of Original List Price Received*	93.4%	**92.1%**	- 1.4%	93.2%	**93.6%**	+ 0.4%
New Listings	12	**7**	- 41.7%	105	**100**	- 4.8%

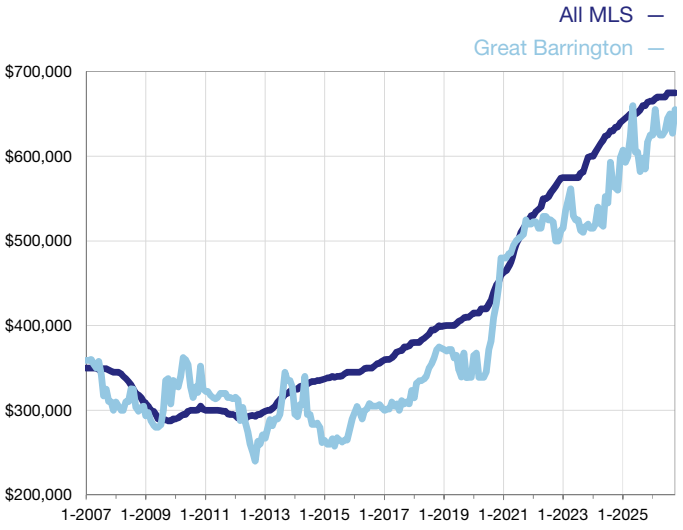
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

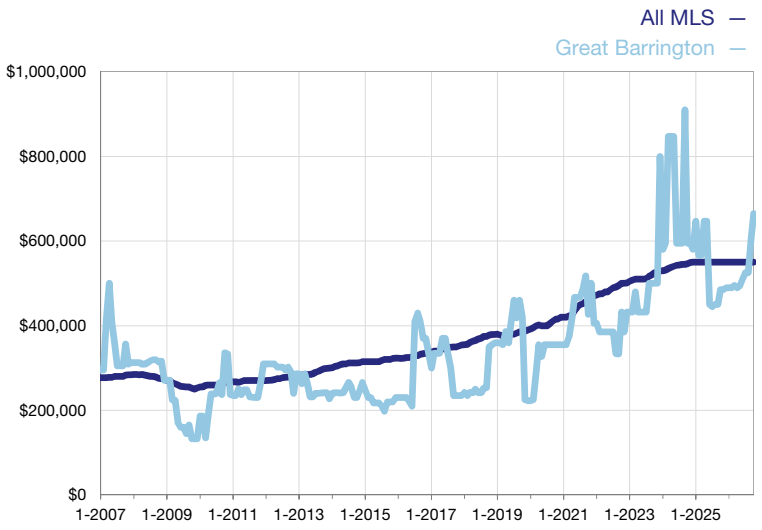
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	12	**8**	- 33.3%
Closed Sales	3	**2**	- 33.3%	14	**9**	- 35.7%
Median Sales Price*	$495,000	**$475,000**	- 4.0%	$490,000	**$665,000**	+ 35.7%
Inventory of Homes for Sale	9	**5**	- 44.4%	--	--	--
Months Supply of Inventory	5.1	**2.8**	- 45.1%	--	--	--
Cumulative Days on Market Until Sale	69	**203**	+ 194.2%	86	**148**	+ 72.1%
Percent of Original List Price Received*	100.0%	**95.4%**	- 4.6%	97.2%	**95.5%**	- 1.7%
New Listings	1	**1**	0.0%	17	**10**	- 41.2%

* 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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