2026 Second Quarter Market Watch Report

Berkshire REALTORS®
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Market Watch

Berkshire County, MA Real Estate Sales

REALTOR®

Berkshire County MA - Nestled in the beautiful hills of western Massachusetts

This report was written by Sandra J. Carroll, Chief Executive Officer. Information is believed to be accurate but is not warrantied. Data and statistics pulled from the REALTOR'S® MLS database of properties listed for sale and sold through the services of a real estate firm holding membership. Statistics account for REALTOR® assisted sales and transfers in Berkshire County, Massachusetts. Berkshire REALTOR® Members are encouraged to share this information with clients and customers to promote awareness of market trends and encourage informed decisions.

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Residential	Q2 2025		Q2 2026	
Region	# Sold	$ Sold	# Sold	$ Sold
North	132	$50,172,414	126	$44,122,318
Middle	262	$113,090,899	295	$136,684,717
South	78	$61,683,360	89	$76,184,946
Total	**472**	**$224,946,673**	**510**	**$256,991,981**

2026 2nd Quarter Market Watch

January – June Sales

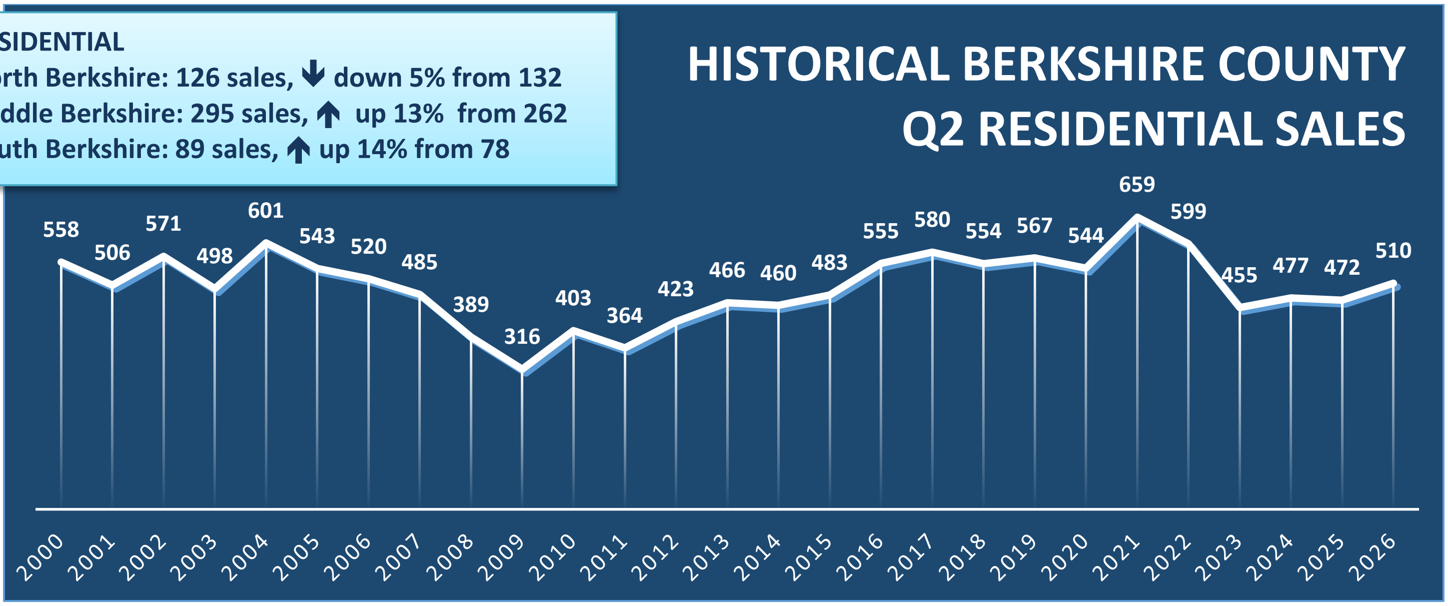
Residential Sales Rose Countywide 7%, Dollar Volume Rose 14%

All real estate is local, and the first two quarters of 2026 reinforce the importance of looking beyond regional trends to town-level data. Middle and South County led the market with increases in both sales and dollar volume in residential sales, while North County single family home sales declined. South County saw a rising condo, land and commercial markets, with a stable multifamily market compared to last year. Condo sales fell in middle and north county.

Even within regions, performance varied widely, highlighting how pockets of activity can shift quickly from one community to another. Be sure to review the town-by-town data beginning on page 15 for a fuller picture of your specific area of interest. For economic stability:

- **Northern Berkshire:** All real estate sales rose by 2%; however dollar volume fell by 16% to $60 million.
- **Central Berkshire:** All real estate were level from last year; dollar volume rose modestly 3% or $171.5 million
- **Southern Berkshire:** All real estate sales increased by 25%; dollar volume increased by 26% to $90.6 million.

RESIDENTIAL
North Berkshire: 126 sales, ↓ down 5% from 132
Middle Berkshire: 295 sales, ↑ up 13% from 262
South Berkshire: 89 sales, ↑ up 14% from 78



Jan-June	2021	2022	2023	2024	2025	2026
Commercial	$21,614,350	$17,397,000	$21,212,250	$16,991,000	$11,098,800	$8,445,150
Condominium	$32,938,350	$30,718,594	$33,729,450	$34,517,155	$38,847,795	$29,752,250
Land	$24,604,591	$12,268,060	$12,809,620	$7,868,400	$6,576,200	$7,224,401
Mobile Home	$809,895	$395,900	$380,500	$1,385,301	$663,700	$1,471,825
Multifamily	$21,785,390	$22,536,030	$21,310,893	$24,324,850	$27,636,777	$18,607,027
Residential	$283,857,493	$274,505,907	$201,318,547	$212,105,073	$224,946,673	$256,991,981
Grand Total	**$385,610,069**	**$357,821,491**	**$290,761,260**	**$297,191,779**	**$309,769,945**	**$322,492,634**

BERKSHIRE COUNTY REAL ESTATE SALES
JANUARY – JUNE 2026 Q2

Market Analysis: As our inventory levels shift, and in some months our absorption rates look to be balancing in the market, it is important to look at the price ranges where listings are selling, versus where we have a lot of inventory. The steady pace of the 2nd quarter has created a very hectic market in the field, with agents running non-stop to manage their client demands. With a slightly lower pending sales rate heading into the third quarter but still a frenetic pace in the market, it's hard to project what the 3rd quarter will bring. It's also important to dig into town trends, as that is definitely an interesting and varied part of the market that this generalized data doesn't easily reveal.

Average Days on the Market
115
Up from 103 LY Q2

510
Homes Sold
up 8% | 471 Last year
Inventory Creeping Higher

96%
List-to-Sell Ratio from original list price.

$257M
home sales
↑15%
Last Year $224M

Largest Price Range
$200-$299K
For Sales
$500-$749 K
For Inventory

Homes on Market
561
↑ 7% | 536 LY

↑ 4%
$360,000
median sale price
$346,000
median last year price

Residential Sales Volume $257M, up 14%
Residential # Units Sold 510, up 8%

Multi-family Sales Volume: $18.6M down 33%
Multi-family # Units Sold: 64, down from 93

Condo Volume: $27.8, down 23% from $38.8M
Condo # Units Sold: 70, down from 73

Land Sales Volume: $7.2M, up 10% from $6.6M
Land # Units Sold: 47 parcels up 24% from 38

Commercial Volume: $8.4M, down 24% from $11M
Commercial # Units Sold: 19, down from 20

Rate
6.43%
↑ from 6.37%
avg 30 yr Fixed MtgRate in March

3.55 Months of Absorption, 1% variance 3.5

113
sales pending down 11% from 127 last June

73%
Agent cooperation rates (Buyer/Seller Agent Different Firms

Residential Sales At-a-Glance: Year Comparison

15% increase in dollar volume transacted, with $257 million in homes sold YTD.

January - June	# of Homes Sold			$ of Homes Sold		
Residential Sales	**2025**	**2026**	**Chg**	**2025**	**2026**	**Chg**
North	**132**	**126**	**-5%**	**$50,172,414**	**$44,122,318**	**-12%**
Adams	21	36	71%	$5,665,700	$9,141,000	61%
Cheshire	14	12	-14%	$4,807,513	$4,710,500	-2%
Clarksburg	8	3	-63%	$3,118,400	$718,900	-77%
Florida	1	4	300%	$285,000	$1,515,500	432%
Hancock	3	2	-33%	$1,192,000	$525,000	-56%
Lanesborough	13	12	-8%	$4,872,000	$9,450,150	94%
North Adams	37	39	5%	$8,542,180	$9,240,868	8%
Savoy	2	2	0%	$685,000	$480,000	-30%
Williamstown	28	15	-46%	$18,993,121	$7,955,400	-58%
Windsor	4	1	-75%	$1,462,500	$385,000	-74%
Middle	**262**	**295**	**13%**	**$113,090,899**	**$136,684,717**	**21%**
Becket	16	18	13%	$8,093,000	$8,167,380	1%
Dalton	28	28	0%	$10,397,313	$9,738,000	-6%
Hinsdale	6	2	-67%	$2,579,400	$784,900	-70%
Lee	17	12	-29%	$7,012,300	$6,010,000	-14%
Lenox	12	18	50%	$8,770,861	$19,487,500	122%
Otis	9	10	11%	$4,787,000	$5,097,850	6%
Peru	3	4	33%	$1,005,000	$1,655,550	65%
Pittsfield	156	174	12%	$55,013,025	$60,044,987	9%
Richmond	5	8	60%	$4,938,000	$5,596,000	13%
Stockbridge	7	16	129%	$9,130,000	$16,657,550	82%
Tyringham	2	2	0%	$980,000	$2,013,000	105%
Washington	1	3	200%	$385,000	$1,432,000	272%
South	**78**	**89**	**14%**	**$61,683,360**	**$76,184,946**	**24%**
Alford	2	2	0%	$1,770,000	$2,849,083	61%
Egremont	11	11	0%	$14,758,000	$9,000,000	-39%
Great Barrington	35	25	-29%	$23,138,750	$18,048,900	-22%
Monterey	5	5	0%	$4,800,960	$3,952,163	-18%
Mt Washington	1	1	0%	$274,000	$510,900	86%
New Marlborough	7	12	71%	$5,605,000	$15,582,500	178%
Sandisfield	4	7	75%	$3,098,000	$4,232,000	37%
Sheffield	12	13	8%	$7,693,650	$11,466,500	49%
West Stockbridge	1	13	1200%	$545,000	$10,542,900	1834%
Grand Total	**471**	**510**	**8%**	**$224,397,673**	**$256,991,981**	**15%**

At-A-Glance Year to Year Comparison

In the 1st quarter residential the number of homes sold fell by 6% over last year but the market rallied in the 2nd quarter.

Overall, residential home sales declined In north county, but Adams continued to be the standout for a huge surge in sales. Florida Lanesborough, and North Adams sales showed improvement. However, Clarksburg, Hancock, Williamstown and Windsor showed significant declines from 2025.

In the middle registry area, Lenox, Pittsfield, Richmond, and Stockbridge drove the accelerated market. While some towns showed small fluctuations, declines were felt in Hinsdale and Lee.

In southern Berkshire, Monterey, New Marlborough, and Sheffield sales were very strong. Egremont, Great Barrington and Monterey struggled while Alford, Mt Washington, New Marlborough, Sandisfield, Sheffield - and especially West Stockbridge soared.

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Residential PRICE Range Report

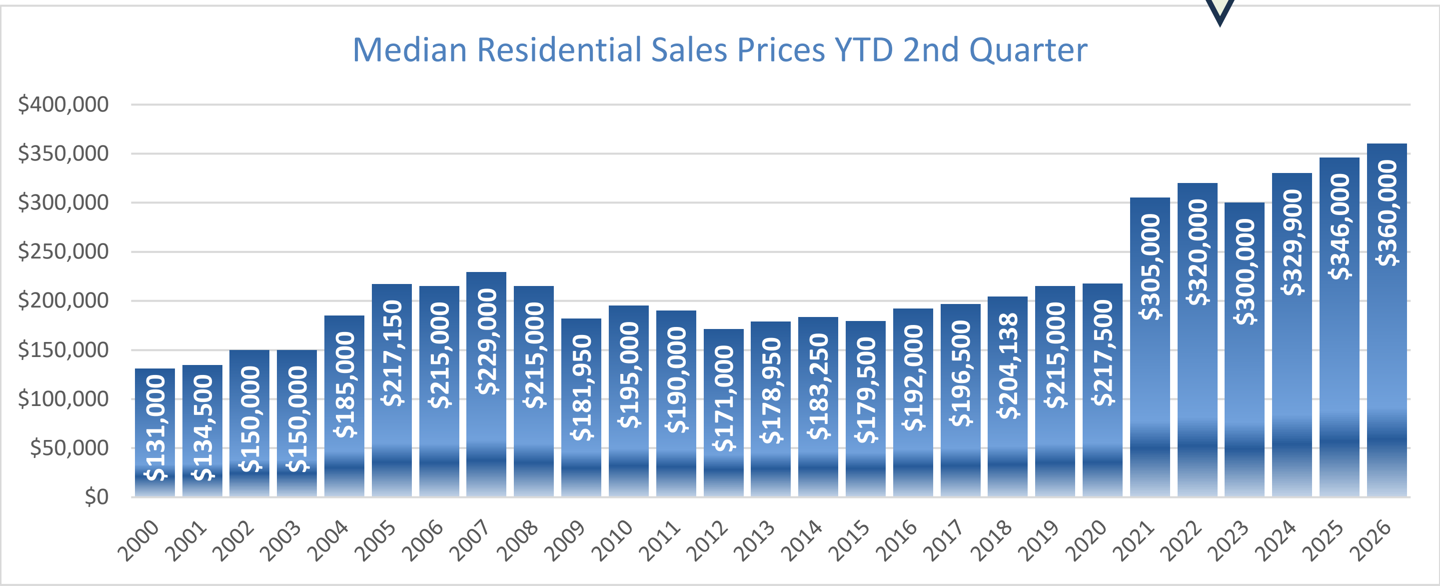
Below is the average number of months it will take to exhaust our current inventory of homes on the market based on 2025 sales rates. A balanced market in our area is typically around 7 months of inventory. Inventory remains very tight in all regions of the county, yet you can see pockets emerge where popular workforce housing price ranges are incredibly low, while others are holding homes on the market that exceed our current sales rates in those price ranges. REALTORS study these trends to educate their sellers about current supply and demand in the specific price point, city/town and property type to help price a listing to sell in the current changing market.

	North Berkshire Registry Area				Middle Berkshire Registry Area				South Berkshire Registry Area			
Price Class	Sold YTD	Active	Pending	Months of Absorption	Sold YTD	Active	Pending	Months of Absorption	Sold YTD	Active	Pending	Months of Absorption
$0-$99K	3	1	4	2.0	5	0	3	0.0	2	0	0	0.0
$100K -$149K	4	3	3	4.5	6	1	3	1.0	0	0	0	0.0
$150K -$199K	15	6	17	2.4	11	4	12	2.2	0	0	0	0.0
$200K -$249K	30	8	14	1.6	25	8	20	1.9	2	0	1	0.0
$250K -$299K	25	11	20	2.6	47	28	49	3.6	4	3	3	4.5
$300K -$349K	10	9	14	5.4	44	11	33	1.5	6	4	1	4.0
$350K -$399K	11	10	17	5.5	41	17	32	2.5	6	10	8	10.0
$400K -$449K	5	5	6	6.0	19	10	19	3.2	3	5	3	10.0
$450K -$499K	5	7	7	8.4	21	17	20	4.9	9	8	4	5.3
$500K -$749K	11	14	14	7.6	48	47	33	5.9	20	23	18	6.9
$750K -$999K	4	9	8	13.5	12	24	13	12.0	15	20	11	8.0
$1M -$1.99M	3	8	3	16.0	11	26	10	14.2	17	33	16	11.6
$2M -$3M+	1	2	0	12.0	5	17	5	20.4	5	33	4	39.6
2025	**127**	**93**	**127**	**4.4**	**295**	**210**	**253**	**4.3**	**89**	**139**	**69**	**9.4**

While the most popular price ranges vary by where a home is located, you can see that most of the inventory and sales in the north Berkshire area are under $300,000. In central, the majority of sales are in the $250-$350,000 range, but there is a pocket of activity between $500,000-$750,000 that is also popular. The $500,000+ range is also the most active in the southern Berkshire area, but the inventory of homes on the market are primarily coming on the market above that price point.

Note! Comparing median prices instead of average this quarter

Residential Home Sale Appreciation Overview



Q2 YTD Sales	2025	2026	% Chg
North Registry	**$420,561**	**$343,647**	**-18%**
Adams	$285,000	$249,950	-12%
Cheshire	$347,525	$354,500	2%
Clarksburg	$357,500	$259,900	-27%
Florida	$285,000	$382,000	34%
Hancock	$380,000	$262,500	-31%
Lanesborough	$300,000	$619,000	106%
New Ashford	$225,000	$225,000	0%
North Adams	$342,500	$240,000	-30%
Savoy	$534,900	$495,000	-7%
Williamstown	$411,250	$385,000	-6%
Windsor	$285,000	$249,950	-12%
Middle Registry	**$332,450**	**$355,000**	**7%**
Becket	$499,500	$484,500	-3%
Dalton	$322,500	$332,500	3%
Hinsdale	$354,750	$392,450	11%
Lee	$379,000	$467,500	23%
Lenox	$607,500	$730,000	20%
Otis	$422,500	$425,250	1%
Peru	$350,000	$368,700	5%

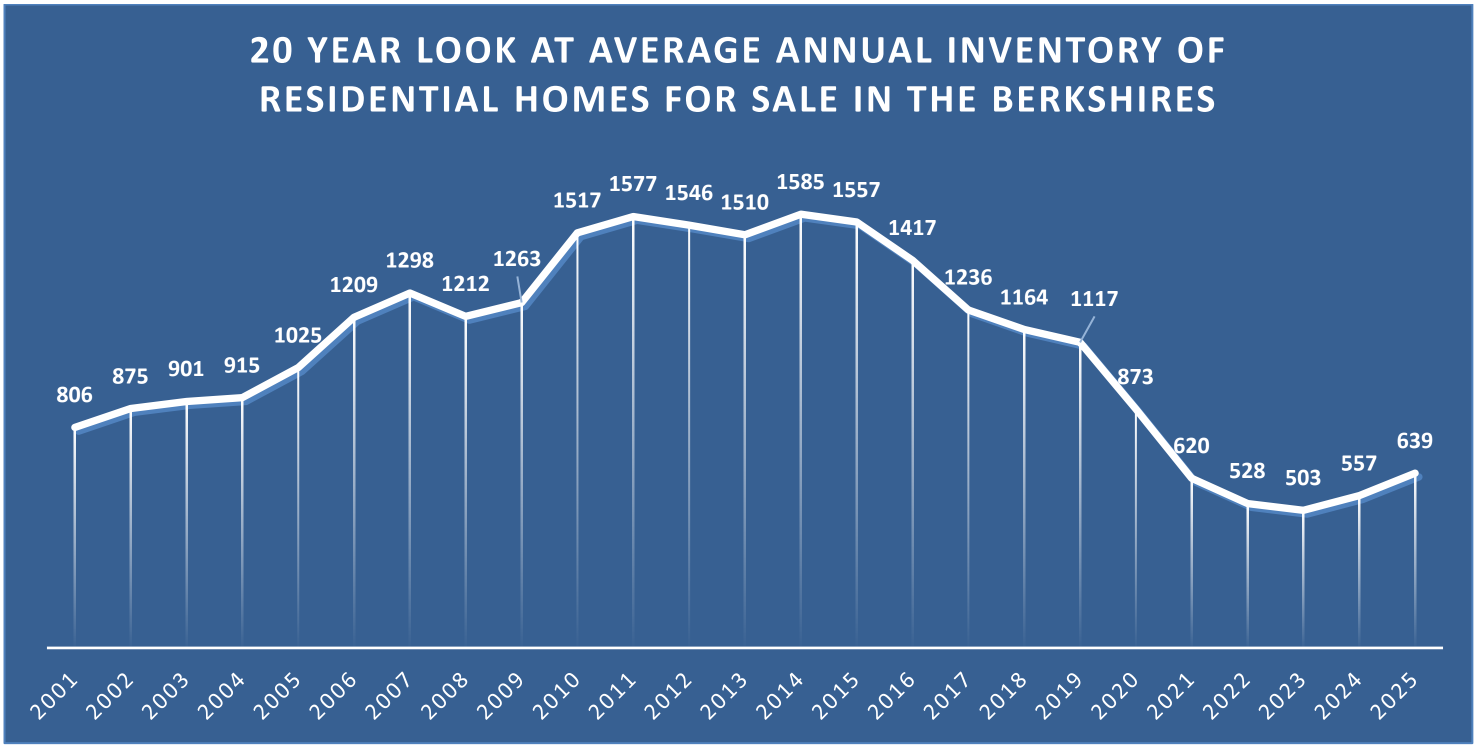
Q2 YTD Sales	2024	2025	% Chg
Central /Middle Continued…			
Pittsfield	$297,000	$327,450	10%
Richmond	$900,000	$552,000	-39%
Stockbridge	$1,275,000	$625,000	-51%
Tyringham	$490,000	$1,006,500	105%
Washington	$385,000	$470,000	22%
South Registry			
Alford	$885,000	$1,424,541	61%
Egremont	$1,049,000	$860,000	-18%
Great Barrington	$560,000	$595,000	6%
Monterey	$690,000	$730,000	6%
Mt Washington	$274,000	$510,900	86%
New Marlborough	$735,000	$867,500	18%
Sandisfield	$467,500	$467,000	0%
Sheffield	$544,500	$500,000	-8%
West Stockbridge	$545,000	$530,000	-3%
Grand Total	**$345,000**	**$360,000**	**4%**

Residential Median Sale Prices

Summary Statistics Q2

	Jun-26	Jun-25	% Chg	2026 YTD	2025 YTD	% Chg
Absorption Rate	4.26	5.17	-17.60	3.55	3.5	1.43
Average List Price (Actives)	$1,054,247	$902,359	16.83	$784,496	$772,545	1.55
Median List Price (Actives)	$597,000	$574,900	3.84	$465,000	$475,000	-2.11
Average Sale Price (Solds)	$456,119	$551,406	-17.28	$506,778	$519,593	-2.47
Median Sale Price (Solds)	$350,000	$376,557	-7.05	$360,000	$359,450	0.15
Average ADOM	94	90	4.44	117	106	10.38
Median ADOM	61	62	-1.61	79	76	3.95

Inventory is improving, but still historically low. We typically consider approximately 7-month absorption rate a more balanced market, between buyer demands and seller home availability.



Residential sales up 8%, dollar volume up 14%

Residential Report by Region

Residential sales saw a modest pullback in Q1 2026, and a busy 2nd quarter to bring year-to-date sales up from last year by 8%, with a significant bump of 14% in the dollar volume of single family home sales. Unfortunately, North Berkshire, declined while Middle and South County posted gains in both the number of sales and the dollar volume transacted. We see median sale prices creeping up to $360,000 this year, and the number of days from list to close is also slightly higher, with 115 days on average.

Jan-June YTD	2021	2022	2023	2024	2025	2026
North Registry						
# Sales	149	151	126	121	132	126
% Chg #	3%	1%	-17%	-4%	9%	-5%
$ Sold	$40,549,657	$47,899,183	$34,028,900	$37,590,350	$50,172,414	$44,122,318
% Chg $	36%	18%	-29%	10%	33%	-12%
Median $	$205,000	$237,500	$231,000	$286,000	$299,450	$265,000
Avg DOM	124	100	100	161	105	106
Middle Registry						
# Sales	360	321	256	268	262	295
% Chg #	16%	-11%	-20%	5%	-2%	13%
$ Sold	$135,373,523	$137,295,010	$104,275,247	$109,040,213	$113,090,899	$136,684,717
% Chg $	51%	1%	-24%	5%	4%	21%
Median $	$269,950	$294,100	$300,000	$316,500	$332,450	$355,000
Avg DOM	115	95	90	92	85	102
South Registry						
# Sales	150	127	73	88	78	89
% Chg #	69%	-15%	-43%	21%	-11%	14%
$ Sold	$107,934,313	$89,311,714	$63,014,400	$65,474,510	$61,683,360	$76,184,946
% Chg $	126%	-17%	-29%	4%	-6%	24%
Median $	$567,000	$546,508	$542,500	$517,500	$605,000	$625,000
Avg DOM	172	127	125	125	157	166
Total # Sales	**659**	**599**	**455**	**477**	**472**	**510**
Total % Chg #	**21%**	**-9%**	**-24%**	**5%**	**-1%**	**8%**
Total $ Sold	**$283,857,493**	**$274,505,907**	**$201,318,547**	**$212,105,073**	**$224,946,673**	**$256,991,981**
Total % Chg $	**70%**	**-3%**	**-27%**	**5%**	**6%**	**14%**
Total Median $	**$305,000**	**$320,000**	**$300,000**	**$329,900**	**$346,000**	**$360,000**
Total Avg DOM	**130**	**103**	**98**	**116**	**103**	**115**

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Condo Report

Condominium sales saw a modest decline to start 2026, with total transactions down 4% and overall dollar volume falling 23% year over year. North and Central Berkshire both experienced decreases in activity and pricing, contributing to the softer overall performance. South County, saw an increase in sales and a notable rise in median price, reflecting higher-end transactions. As with other property types, the condo market remains inconsistent and highly localized, with performance varying by region and price point. With the dollar volume retracting over $9 million dollars so far in 2026, we wonder if inventory factors are causing this market tightening.

Condo sales down 4%, dollar volume down 23%.

Jan-June YTD	2021	2022	2023	2024	2025	2026
North Registry						
# Sales	30	42	27	26	26	25
% Chg #	173%	40%	-36%	-4%	0%	-4%
$ Sold	$7,551,250	$11,710,861	$12,700,100	$8,473,800	$11,317,995	$7,021,450
% Chg $	186%	55%	8%	-33%	34%	-38%
Median $	$267,500	$260,175	$375,000	$258,700	$402,500	$220,000
Avg DOM	202	94	95	113	123	141
Middle Registry						
# Sales	45	33	36	39	42	38
% Chg #	29%	-27%	9%	8%	8%	-10%
$ Sold	$20,951,900	$14,711,733	$17,368,100	$23,383,355	$24,774,800	$18,462,300
% Chg $	28%	-30%	18%	35%	6%	-25%
Median $	$255,000	$425,000	$325,000	$415,000	$353,000	$422,500
Avg DOM	201	100	120	115	88	145
South Registry						
# Sales	9	8	4	3	5	7
% Chg #	13%	-11%	-50%	-25%	67%	40%
$ Sold	$4,435,200	$4,296,000	$3,661,250	$2,660,000	$2,755,000	$4,268,500
% Chg $	39%	-3%	-15%	-27%	4%	55%
Median $	$535,000	$542,500	$800,000	$595,000	$485,000	$675,000
Avg DOM	175	178	99	28	112	132
Total # Sales	**84**	**83**	**67**	**68**	**73**	**70**
Total % Chg #	**56%**	**-1%**	**-19%**	**1%**	**7%**	**-4%**
Total $ Sold	**$32,938,350**	**$30,718,594**	**$33,729,450**	**$34,517,155**	**$38,847,795**	**$29,752,250**
Total % Chg $	**49%**	**-7%**	**10%**	**2%**	**13%**	**-23%**
Total Median $	**$294,950**	**$295,000**	**$375,000**	**$380,000**	**$380,000**	**$387,500**
Total Avg DOM	**199**	**105**	**108**	**110**	**102**	**142**

Multifamily sales down 9%, dollar volume up 5%

Multifamily Report

Multifamily sales stalled this year. During most of the first two quarters, there was an extremely concerning proposed ballot question on rent control that lead to many questions about the viability of a multifamily home or building with very little ability to improve or adjust for escalating expenses if passed. Through much work by citizens and real estate groups, the SJC struck down this proposal as unconstitutional. It is our hope that without the specter of this drastic ballot question, the market may open back up in the remainder of 2026. We should note that North County saw a robust start, and kept sales level from last year, and the south county market is very small but stable. The main multifamily market is in central / middle Berkshire and that market fell by 46% in the number of sales and 47% in the dollar volume sold. That is a considerable retraction.

Jan-June YTD	2021	2022	2023	2024	2025	2026
North Registry						
# Sales	47	30	31	37	25	25
% Chg #	262%	-36%	3%	19%	-32%	0%
$ Sold	$6,636,940	$4,897,900	$6,387,093	$8,441,500	$6,668,800	$6,239,950
% Chg $	362%	-26%	30%	32%	-21%	-6%
Median $	$147,000	$154,500	$195,000	$195,000	$303,500	$268,000
Avg DOM	132	137	111	99	119	124
Middle Registry						
# Sales	69	79	49	56	63	34
% Chg #	50%	14%	-38%	14%	13%	-46%
$ Sold	$12,573,050	$16,930,630	$12,534,800	$14,074,350	$17,632,977	$9,297,077
% Chg $	91%	35%	-26%	12%	25%	-47%
Median $	$150,000	$189,000	$200,000	$250,000	$271,900	$274,000
Avg DOM	100	136	107	83	89	95
South Registry						
# Sales	8	2	3	4	5	5
% Chg #	700%	-75%	50%	33%	25%	0%
$ Sold	$2,575,400	$707,500	$2,389,000	$1,809,000	$3,335,000	$3,070,000
% Chg $	1281%	-73%	238%	-24%	84%	-8%
Median $	$335,000	$353,750	$895,000	$429,500	$630,000	$520,000
Avg DOM	191	313	205	145	83	171
Total # Sales	**124**	**111**	**83**	**97**	**93**	**64**
Total % Chg #	**107%**	**-10%**	**-25%**	**17%**	**-4%**	**-31%**
Total $ Sold	**$21,785,390**	**$22,536,030**	**$21,310,893**	**$24,324,850**	**$27,636,777**	**$18,607,027**
Total % Chg $	**166%**	**3%**	**-5%**	**14%**	**14%**	**-33%**
Total Median $	**$149,500**	**$180,000**	**$200,000**	**$250,000**	**$295,000**	**$274,000**
Total Avg DOM	**118**	**140**	**112**	**92**	**97**	**112**

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Land Report

Land sales have had a challenging run over the past several years., so 2026 has been a breath of fresh air to see parcel sales rise and volume volume rising to match. However, prior to COVID, activity peaked in the early 2000s, with 59 parcel sales in Q1 2003 alone. While Q2 2026 showed a 24% increase in transactions, that still equates to just 9 more sales, with an median price of $95,000 and total volume of $7.2 million—well below the $24 million peak seen in Q2 2021. These numbers continue to reflect the ongoing challenges around growth and development in the Berkshires. Every legislative intiative and conversation focuses on how to incentizie and allow building, rather than making it impossible to devleop new housing stock or develop available land for sale in our region.

Land sales up 23%, dollar volume up 1%

Jan-June YTD	2021	2022	2023	2024	2025	2026
North Registry						
# Sales	36	32	29	10	8	8
% Chg #	300%	-11%	-9%	-66%	-20%	0%
$ Sold	$4,704,800	$1,707,400	$3,805,950	$606,000	$602,500	$733,000
% Chg $	808%	-64%	123%	-84%	-1%	22%
Median $	$77,250	$45,950	$70,000	$35,500	$72,500	$62,500
Avg DOM	517	306	330	415	270	264
Middle Registry						
# Sales	70	50	34	41	21	21
% Chg #	233%	-29%	-32%	21%	-49%	0%
$ Sold	$10,965,950	$5,189,650	$5,059,270	$3,861,900	$3,117,800	$2,645,101
% Chg $	330%	-53%	-3%	-24%	-19%	-15%
Median $	$54,950	$55,000	$62,500	$54,000	$90,000	$62,000
Avg DOM	345	276	228	371	209	207
South Registry						
# Sales	54	34	20	13	9	18
% Chg #	184%	-37%	-41%	-35%	-31%	100%
$ Sold	$8,933,841	$5,371,010	$3,944,400	$3,400,500	$2,855,900	$3,846,300
% Chg $	184%	-40%	-27%	-14%	-16%	35%
Median $	$125,000	$97,500	$147,000	$142,500	$149,900	$172,500
Avg DOM	442	686	403	236	294	253
Total # Sales	**160**	**116**	**83**	**64**	**38**	**47**
Total % Chg #	**227%**	**-28%**	**-28%**	**-23%**	**-41%**	**24%**
Total $ Sold	**$24,604,591**	**$12,268,060**	**$12,809,620**	**$7,868,400**	**$6,576,200**	**$7,224,401**
Total % Chg $	**296%**	**-50%**	**4%**	**-39%**	**-16%**	**10%**
Total Median $	**$80,000**	**$65,000**	**$78,200**	**$62,000**	**$91,000**	**$95,000**
Total Avg DOM	**417**	**405**	**306**	**350**	**242**	**234**

Commercial Sales down 5%, dollar volume down 24%

Commercial Report

As we enter the second quarter of 2026, the central Berkshire commercial sale market slowed from a stronger start in Q1, and is down from last year sales rates. Southern Berkshire's commercial market accelerated considerably statistically, but in reality, it's 3 additional sales in the 6 month period, and 2 million dollars in gains over last year. In the north, commercial sales started very slow and while only one sale off from last year, down over $1.4 million from last year.

Note: This data reflects only commercial sales listed on the MLS.

Jan-June YTD	2021	2022	2023	2024	2025	2026
North Registry						
# Sales	12	9	9	5	8	7
% Chg #	71%	-25%	0%	-44%	60%	-13%
$ Sold	$6,445,000	$3,195,000	$3,744,900	$3,605,000	$2,892,400	$1,427,500
% Chg $	394%	-50%	17%	-4%	-20%	-51%
Median $	$263,000	$350,000	$300,000	$360,000	$372,500	$218,500
Avg DOM	218	357	249	283	185	330
Middle Registry						
# Sales	12	17	12	12	10	7
% Chg #	-29%	42%	-29%	0%	-17%	-30%
$ Sold	$11,184,000	$11,682,000	$11,069,800	$9,194,000	$7,176,400	$3,874,150
% Chg $	13%	4%	-5%	-17%	-22%	-46%
Median $	$723,750	$325,000	$600,000	$517,500	$414,950	$360,000
Avg DOM	584	212	172	245	252	163
South Registry						
# Sales	7	5	6	6	2	5
% Chg #	0%	-29%	20%	0%	-67%	150%
$ Sold	$3,985,350	$2,520,000	$6,397,550	$4,192,000	$1,030,000	$3,143,500
% Chg $	27%	-37%	154%	-34%	-75%	205%
Median $	$355,000	$425,000	$955,500	$762,500	$515,000	$595,000
Avg DOM	358	295	259	303	190	306
Total # Sales	**31**	**31**	**27**	**23**	**20**	**19**
Total % Chg #	**0%**	**0%**	**-13%**	**-15%**	**-13%**	**-5%**
Total $ Sold	**$21,614,350**	**$17,397,000**	**$21,212,250**	**$16,991,000**	**$11,098,800**	**$8,445,150**
Total % Chg $	**51%**	**-20%**	**22%**	**-20%**	**-35%**	**-24%**
Total Median $	**$335,000**	**$350,000**	**$520,000**	**$560,000**	**$375,000**	**$325,000**
Total Avg DOM	**391**	**267**	**217**	**268**	**219**	**262**

Mobile Home Report

Mobile Home Sales up all around!

While these transactions involve classified personal property rather than real estate, mobile homes provide an important housing option, particularly in North and Central Berkshire markets.

Understanding this segment helps paint a more complete picture of available housing and solutions for residents seeking affordable alternatives. As you can see, it's a very small segment, but growing nicely this year from last year and at rates comparable to 2024 so far this year.

Jan-June YTD	2021	2022	2023	2024	2025	2026
North Registry						
# Sales	1	3	3	9	5	9
% Chg #	-50%	200%	0%	200%	-44%	80%
$ Sold	$42,995	$162,000	$119,500	$880,300	$352,800	$845,525
% Chg $	28%	277%	-26%	637%	-60%	140%
Median $	$42,995	$58,000	$37,500	$79,500	$79,900	$81,500
Avg DOM	110	62	93	54	51	84
Middle Registry						
# Sales	12	3	4	6	3	6
% Chg #	71%	-75%	33%	50%	-50%	100%
$ Sold	$766,900	$233,900	$261,000	$475,001	$310,900	$506,400
% Chg $	127%	-70%	12%	82%	-35%	63%
Median $	$67,500	$75,900	$66,000	$89,250	$99,900	$93,750
Avg DOM	69	133	42	35	38	51
South Registry						
# Sales				1		1
% Chg #						
$ Sold				$30,000		$119,900
% Chg $						
Median $				$30,000		$119,900
Avg DOM				13		54
Total # Sales	**13**	**6**	**7**	**16**	**8**	**16**
Total % Chg #	**44%**	**-54%**	**17%**	**129%**	**-50%**	**100%**
Total $ Sold	**$809,895**	**$395,900**	**$380,500**	**$1,385,301**	**$663,700**	**$1,471,825**
Total % Chg $	**118%**	**-51%**	**-4%**	**264%**	**-52%**	**122%**
Total Median $	**$65,000**	**$69,450**	**$55,000**	**$83,500**	**$80,950**	**$93,750**
Total Avg DOM	**72**	**98**	**64**	**44**	**46**	**70**

First Quarter of 2026: Economic Uncertainty, Stable Sales

NAR Chief Economist Lawrence Yun Says Home Sales Expected to Improve in Second Half of 2026
Yun projects homeowners will gain $16,000 in housing wealth this year and predicts the national median home price will reach $1 million within 25 years

Home sales are expected to be modestly better in the second half of 2026, provided that inventory and housing supply continue to expand, National Association of REALTORS® Chief Economist Dr. Lawrence Yun said during the Residential Economic Issues and Trends Forum at the 2026 REALTORS® Legislative Meetings.

NAR's current forecast calls for existing-home sales to rise 4% this year, with the median home price also climbing 4%. Mortgage rates are projected to average 6.5% in 2026. Yun added that housing wealth accumulation will continue in 2026, with the typical homeowner gaining approximately $16,000 in wealth this year.

"Homeowners will continue to build wealth, while renters are simply spinning their wheels," Yun said. Despite headwinds in the housing market, Yun said the U.S. economy will avoid a recession in 2026, pointing to strong business investment in artificial intelligence and data centers. The unemployment rate is expected to remain under 5%, and job gains are projected to reach 400,000 this year.

Yun also offered a long-term projection, running multiple scenarios to estimate when the national median home price—currently $430,000—would reach $1 million. Each scenario pointed to roughly the same answer: about 25 years.

To illustrate the power of long-term appreciation, Yun noted that the national median home price was just $90,000 in 1990. Even San Francisco, considered super expensive at the time, had a median price of only $250,000.

Also speaking at the forum, Dr. Jessica Lautz, NAR deputy chief economist and vice president of research, focused on who is actually buying homes right now despite the challenging market. Lautz said the housing market may feel like it's in gridlock, but that is not a universal experience—distinct buyer segments are actively purchasing, whether driven by necessity, determination or housing equity.

"I've been traveling around the nation this year, and I am hearing a lot from you that it's a really wonky market," Lautz told the audience. "You'll list a home on the market, and sometimes it'll sit for months. And sometimes it's going to have multiple offers, and they can be next door to each other."

Lautz walked through a series of buyer profiles backed by NAR research data, identifying opportunities for REALTORS® to recognize and reach potential clients they may be overlooking.

“We talk incessantly about first-time homebuyers. What about first-time sellers?" Lautz said, noting that 17% of younger baby boomers who sold this year had never sold a property before.

Lautz also addressed persistent myths holding back potential buyers.

“Misinformation is out there,” Lautz said, noting that many potential buyers still believe they need a 20% down payment. “The typical down payment for first-time homebuyers was just 10% last year.”

Dr. Jessica Lautz presented a compelling program on the top 10 demographics understand homeownership shifts coming.

1. Clients from 10 years ago: median tenure now 11 years; may be ready to trade
2. Pandemic buyers locked into 3% rates: many don’t know they can sell; financial literacy gap
3. First-time sellers (17% of younger boomers selling this year have never sold): need hand-holding on process
4. Singles who think they need 20% down: typical first-time buyer down payment was just 10% last year
5. Gen Z buyers (18–26, 4% of market): less student debt, using govt programs and 401k, more than half are single
6. Single men: flat homeownership rate since 1980s; earnings on par with single women; opportunity if living rent-free at home
7. Baby boomers: not downsizing; moving to be near grandchildren; younger boomers show no median sq ft change
8. DINKs/SINKs: no childcare costs = more purchasing power; open to smaller/overlooked properties
9. Pet owners: 16% of buyers factor pets into neighborhood choice; $158 billion dollars spent on pets annually
10. HENRYs (High Earners Not Rich Yet): motivated by job changes and “wanting more”; likely repeat clients

Berkshire REALTORS®
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Residential Historical Report by City/Town

Jan-June Q2	2021	2022	2023	2024	2025	2026
Adams						
# Sales	35	38	39	17	21	36
% Chg #	59%	9%	3%	-56%	24%	71%
$ Sold	$6,748,727	$7,398,124	$8,018,900	$3,855,800	$5,665,700	$9,141,000
% Chg $	117%	10%	8%	-52%	47%	61%
Median $	$195,000	$188,000	$210,000	$230,000	$285,000	$249,950
% Chg Med	44%	-4%	12%	10%	24%	-12%
Avg $	$192,821	$194,687	$205,613	$226,812	$269,795	$253,917
% Chg Avg	37%	1%	6%	10%	19%	-6%
Avg DOM	91	80	81	535	84	91
% Chg DOM	-36%	-12%	2%	556%	-84%	8%
Alford						
# Sales	7	5	3	1	2	2
% Chg #	75%	-29%	-40%	-67%	100%	0%
$ Sold	$8,113,000	$4,373,000	$4,289,000	$1,700,000	$1,770,000	$2,849,083
% Chg $	355%	-46%	-2%	-60%	4%	61%
Median $	$810,000	$875,000	$700,000	$1,700,000	$885,000	$1,424,541
% Chg Med	103%	8%	-20%	143%	-48%	61%
Avg $	$1,159,000	$874,600	$1,429,667	$1,700,000	$885,000	$1,424,541
% Chg Avg	160%	-25%	63%	19%	-48%	61%
Avg DOM	116	88	253	35	153	317
% Chg DOM	-81%	-25%	189%	-86%	336%	108%
Becket						
# Sales	22	16	12	14	16	18
% Chg #	22%	-27%	-25%	17%	14%	13%
$ Sold	$7,446,399	$5,652,900	$6,964,250	$5,767,265	$8,093,000	$8,167,380
% Chg $	61%	-24%	23%	-17%	40%	1%
Median $	$297,500	$316,500	$516,125	$329,500	$499,500	$484,500
% Chg Med	19%	6%	63%	-36%	52%	-3%
Avg $	$338,473	$353,306	$580,354	$411,948	$505,813	$453,743
% Chg Avg	32%	4%	64%	-29%	23%	-10%
Avg DOM	86	113	105	109	94	170
% Chg DOM	-53%	32%	-7%	3%	-14%	82%

Residential Historical Report by City/Town

Jan-June Q2	2021	2022	2023	2024	2025	2026
Cheshire						
# Sales	14	13	4	9	14	12
% Chg #	133%	-7%	-69%	125%	56%	-14%
$ Sold	$3,185,400	$4,381,700	$1,112,750	$2,960,300	$4,807,513	$4,710,500
% Chg $	390%	38%	-75%	166%	62%	-2%
Median $	$200,700	$320,000	$268,875	$310,000	$347,525	$354,500
% Chg Med	56%	59%	-16%	15%	12%	2%
Avg $	$227,529	$337,054	$278,188	$328,922	$343,394	$392,542
% Chg Avg	110%	48%	-17%	18%	4%	14%
Avg DOM	160	68	63	71	116	94
% Chg DOM	11%	-58%	-8%	14%	63%	-19%
Clarksburg						
# Sales	4	7	8	7	8	3
% Chg #	-43%	75%	14%	-13%	14%	-63%
$ Sold	$1,482,000	$1,838,000	$2,169,500	$1,941,750	$3,118,400	$718,900
% Chg $	25%	24%	18%	-10%	61%	-77%
Median $	$197,500	$305,000	$247,500	$280,000	$357,500	$259,900
% Chg Med	33%	54%	-19%	13%	28%	-27%
Avg $	$370,500	$262,571	$271,188	$277,393	$389,800	$239,633
% Chg Avg	119%	-29%	3%	2%	41%	-39%
Avg DOM	127	103	128	71	129	84
% Chg DOM	-35%	-19%	24%	-44%	81%	-35%
Dalton						
# Sales	34	25	21	18	28	28
% Chg #	0%	-26%	-16%	-14%	56%	0%
$ Sold	$8,727,917	$7,691,200	$6,230,854	$5,384,400	$10,397,313	$9,738,000
% Chg $	4%	-12%	-19%	-14%	93%	-6%
Median $	$220,565	$265,000	$291,604	$260,000	$322,500	$332,500
% Chg Med	2%	20%	10%	-11%	24%	3%
Avg $	$256,703	$307,648	$296,707	$299,133	$371,333	$347,786
% Chg Avg	4%	20%	-4%	1%	24%	-6%
Avg DOM	69	92	79	86	83	89
% Chg DOM	-44%	33%	-14%	8%	-4%	7%

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Residential Historical Report by City/Town

Jan-June Q2	2021	2022	2023	2024	2025	2026
Egremont						
# Sales	18	12	6	8	11	11
% Chg #	100%	-33%	-50%	33%	38%	0%
$ Sold	$16,579,800	$13,066,000	$4,582,000	$7,926,000	$14,758,000	$9,000,000
% Chg $	123%	-21%	-65%	73%	86%	-39%
Median $	$710,000	$843,500	$606,000	$569,750	$1,049,000	$860,000
% Chg Med	-1%	19%	-28%	-6%	84%	-18%
Avg $	$921,100	$1,088,833	$763,667	$990,750	$1,341,636	$818,182
% Chg Avg	11%	18%	-30%	30%	35%	-39%
Avg DOM	286	162	194	176	151	156
% Chg DOM	-48%	-43%	19%	-9%	-14%	4%
Florida						
# Sales	3	4	3	6	1	4
% Chg #	50%	33%	-25%	100%	-83%	300%
$ Sold	$270,000	$591,900	$565,000	$1,739,000	$285,000	$1,515,500
% Chg $	3%	119%	-5%	208%	-84%	432%
Median $	$45,000	$143,500	$105,000	$270,000	$285,000	$382,000
% Chg Med	-66%	219%	-27%	157%	6%	34%
Avg $	$90,000	$147,975	$188,333	$289,833	$285,000	$378,875
% Chg Avg	-32%	64%	27%	54%	-2%	33%
Avg DOM	75	64	91	121	0	250
% Chg DOM	8%	-14%	43%	32%	-100%	#DIV/0!
Great Barrington						
# Sales	61	52	20	33	35	25
% Chg #	91%	-15%	-62%	65%	6%	-29%
$ Sold	$38,195,047	$31,195,214	$14,253,000	$22,522,360	$23,138,750	$18,048,900
% Chg $	174%	-18%	-54%	58%	3%	-22%
Median $	$458,000	$495,000	$477,500	$540,000	$560,000	$595,000
% Chg Med	33%	8%	-4%	13%	4%	6%
Avg $	$626,148	$599,908	$712,650	$682,496	$661,107	$721,956
% Chg Avg	44%	-4%	19%	-4%	-3%	9%
Avg DOM	156	134	121	109	140	149
% Chg DOM	-46%	-14%	-10%	-10%	29%	6%

Residential Historical Report by City/Town

Jan-June Q2	2021	2022	2023	2024	2025	2026
Hancock						
# Sales	1	3		4	3	2
% Chg #	-50%	200%			-25%	-33%
$ Sold	$900,000	$1,612,000		$1,651,000	$1,192,000	$525,000
% Chg $	13%	79%			-28%	-56%
Median $	$900,000	$401,000		$396,000	$380,000	$262,500
% Chg Med	126%	-55%			-4%	-31%
Avg $	$900,000	$537,333		$412,750	$397,333	$262,500
% Chg Avg	126%	-40%			-4%	-34%
Avg DOM	170	199		342	140	344
% Chg DOM	215%	17%			-59%	145%
Hinsdale						
# Sales	5	13	5	13	6	2
% Chg #	25%	160%	-62%	160%	-54%	-67%
$ Sold	$2,600,690	$5,284,800	$2,260,000	$4,382,000	$2,579,400	$784,900
% Chg $	157%	103%	-57%	94%	-41%	-70%
Median $	$476,500	$405,000	$350,000	$310,000	$354,750	$392,450
% Chg Med	109%	-15%	-14%	-11%	14%	11%
Avg $	$520,138	$406,523	$452,000	$337,077	$429,900	$392,450
% Chg Avg	106%	-22%	11%	-25%	28%	-9%
Avg DOM	154	113	72	81	85	70
% Chg DOM	23%	-26%	-37%	13%	5%	-18%
Lanesborough						
# Sales	24	19	13	15	13	12
% Chg #	41%	-21%	-32%	15%	-13%	-8%
$ Sold	$6,612,000	$6,536,253	$5,230,850	$4,876,900	$4,872,000	$9,450,150
% Chg $	61%	-1%	-20%	-7%	0%	94%
Median $	$247,650	$260,000	$348,250	$320,000	$300,000	$619,000
% Chg Med	2%	5%	34%	-8%	-6%	106%
Avg $	$275,500	$344,013	$402,373	$325,127	$374,769	$787,513
% Chg Avg	14%	25%	17%	-19%	15%	110%
Avg DOM	100	103	148	88	93	111
% Chg DOM	-14%	3%	44%	-40%	6%	20%

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Residential Historical Report by City/Town

Jan-June Q2	2021	2022	2023	2024	2025	2026
Lee						
# Sales	18	13	18	24	17	12
% Chg #	-10%	-28%	38%	33%	-29%	-29%
$ Sold	$7,614,750	$4,986,000	$7,099,480	$10,389,900	$7,012,300	$6,010,000
% Chg $	47%	-35%	42%	46%	-33%	-14%
Median $	$328,250	$392,000	$287,500	$422,500	$379,000	$467,500
% Chg Med	45%	19%	-27%	47%	-10%	23%
Avg $	$423,042	$383,538	$394,416	$432,913	$412,488	$500,833
% Chg Avg	64%	-9%	3%	10%	-5%	21%
Avg DOM	141	142	128	136	100	91
% Chg DOM	25%	1%	-10%	7%	-27%	-9%
Lenox						
# Sales	36	29	15	17	12	18
% Chg #	29%	-19%	-48%	13%	-29%	50%
$ Sold	$23,982,500	$25,082,000	$10,066,500	$14,873,230	$8,770,861	$19,487,500
% Chg $	48%	5%	-60%	48%	-41%	122%
Median $	$568,500	$677,000	$750,000	$700,000	$607,500	$730,000
% Chg Med	49%	19%	11%	-7%	-13%	20%
Avg $	$666,181	$864,897	$671,100	$874,896	$730,905	$1,082,639
% Chg Avg	15%	30%	-22%	30%	-16%	48%
Avg DOM	141	143	98	77	138	141
% Chg DOM	-32%	1%	-31%	-22%	79%	2%
Monterey						
# Sales	12	10	7	10	5	5
% Chg #	50%	-17%	-30%	43%	-50%	0%
$ Sold	$7,486,350	$10,614,000	$6,940,000	$11,682,100	$4,800,960	$3,952,163
% Chg $	27%	42%	-35%	68%	-59%	-18%
Median $	$610,000	$704,500	$975,000	$732,500	$690,000	$730,000
% Chg Med	21%	15%	38%	-25%	-6%	6%
Avg $	$623,863	$1,061,400	$991,429	$1,168,210	$960,192	$790,433
% Chg Avg	-15%	70%	-7%	18%	-18%	-18%
Avg DOM	203	132	127	108	212	163
% Chg DOM	24%	-35%	-3%	-15%	96%	-23%

Residential Historical Report by City/Town

Jan-June Q2	2021	2022	2023	2024	2025	2026
Mt Washington						
# Sales	2	3	3		1	1
% Chg #		50%	0%			0%
$ Sold	$2,255,000	$1,679,000	$2,388,000		$274,000	$510,900
% Chg $		-26%	42%			86%
Median $	$1,127,500	$451,000	$865,000		$274,000	$510,900
% Chg Med		-60%	92%			86%
Avg $	$1,127,500	$559,667	$796,000		$274,000	$510,900
% Chg Avg		-50%	42%			86%
Avg DOM	74	114	166		163	38
% Chg DOM		54%	46%			-77%
New Ashford						
# Sales	2	3		2	1	
% Chg #		50%			-50%	
$ Sold	$404,000	$1,039,000		$1,401,000	$549,000	
% Chg $		157%			-61%	
Median $	$202,000	$285,000		$700,500	$549,000	
% Chg Med		41%			-22%	
Avg $	$202,000	$346,333		$700,500	$549,000	
% Chg Avg		71%			-22%	
Avg DOM	148	196		136	61	
% Chg DOM		33%			-55%	
New Marlborough						
# Sales	8	11	10	12	7	12
% Chg #	-27%	38%	-9%	20%	-42%	71%
$ Sold	$4,664,416	$9,755,000	$16,121,450	$7,674,500	$5,605,000	$15,582,500
% Chg $	-29%	109%	65%	-52%	-27%	178%
Median $	$607,495	$610,000	$687,450	$524,750	$735,000	$867,500
% Chg Med	10%	0%	13%	-24%	40%	18%
Avg $	$583,052	$886,818	$1,612,145	$639,542	$800,714	$1,298,542
% Chg Avg	-2%	52%	82%	-60%	25%	62%
Avg DOM	90	147	111	147	257	192
% Chg DOM	-63%	63%	-25%	33%	76%	-25%

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Jan-June Q2	2021	2022	2023	2024	2025	2026
North Adams						
# Sales	36	35	36	41	37	39
% Chg #	-38%	-3%	3%	14%	-10%	5%
$ Sold	$5,850,930	$6,716,489	$7,502,600	$9,971,200	$8,542,180	$9,240,868
% Chg $	-19%	15%	12%	33%	-14%	8%
Median $	$153,250	$180,000	$190,750	$235,000	$225,000	$225,000
% Chg Med	23%	17%	6%	23%	-4%	0%
Avg $	$162,526	$191,900	$208,406	$243,200	$230,870	$236,945
% Chg Avg	31%	18%	9%	17%	-5%	3%
Avg DOM	127	97	88	86	83	100
% Chg DOM	-5%	-24%	-9%	-2%	-3%	20%
Otis						
# Sales	20	18	11	15	9	10
% Chg #	25%	-10%	-39%	36%	-40%	11%
$ Sold	$12,122,000	$7,331,212	$6,073,500	$7,794,400	$4,787,000	$5,097,850
% Chg $	104%	-40%	-17%	28%	-39%	6%
Median $	$375,500	$397,000	$560,000	$550,000	$422,500	$425,250
% Chg Med	14%	6%	41%	-2%	-23%	1%
Avg $	$606,100	$407,290	$552,136	$519,627	$531,889	$509,785
% Chg Avg	63%	-33%	36%	-6%	2%	-4%
Avg DOM	166	99	163	123	155	168
% Chg DOM	-21%	-40%	65%	-25%	27%	8%
Peru						
# Sales	2	2	2	2	3	4
% Chg #	-33%	0%	0%	0%	50%	33%
$ Sold	$524,900	$504,000	$365,000	$847,000	$1,005,000	$1,655,550
% Chg $	-44%	-4%	-28%	132%	19%	65%
Median $	$262,450	$252,000	$182,500	$423,500	$350,000	$368,700
% Chg Med	11%	-4%	-28%	132%	-17%	5%
Avg $	$262,450	$252,000	$182,500	$423,500	$335,000	$413,888
% Chg Avg	-16%	-4%	-28%	132%	-21%	24%
Avg DOM	180	132	79	64	58	155
% Chg DOM	68%	-27%	-41%	-19%	-9%	169%

Residential Historical Report by City/Town | Page 1

Jan-June Q2	2021	2022	2023	2024	2025	2026
Pittsfield						
# Sales	182	172	148	142	156	174
% Chg #	13%	-5%	-14%	-4%	10%	12%
$ Sold	$44,023,437	$52,172,998	$44,949,913	$44,050,768	$55,013,025	$60,044,987
% Chg $	26%	19%	-14%	-2%	25%	9%
Median $	$215,000	$265,000	$268,000	$287,000	$297,000	$327,450
% Chg Med	15%	23%	1%	7%	3%	10%
Avg $	$241,887	$303,331	$303,716	$310,217	$352,648	$345,086
% Chg Avg	12%	25%	0%	2%	14%	-2%
Avg DOM	92	71	72	75	73	86
% Chg DOM	3%	-23%	1%	5%	-3%	18%
Richmond						
# Sales	13	12	12	9	5	8
% Chg #	0%	-8%	0%	-25%	-44%	60%
$ Sold	$7,822,430	$8,292,900	$11,681,750	$6,070,000	$4,938,000	$5,596,000
% Chg $	17%	6%	41%	-48%	-19%	13%
Median $	$495,000	$544,500	$720,000	$423,000	$900,000	$552,000
% Chg Med	16%	10%	32%	-41%	113%	-39%
Avg $	$601,725	$691,075	$973,479	$674,444	$987,600	$699,500
% Chg Avg	17%	15%	41%	-31%	46%	-29%
Avg DOM	159	173	142	162	151	131
% Chg DOM	-59%	9%	-17%	14%	-7%	-14%
Sandisfield						
# Sales	5	4	6	5	4	7
% Chg #	-17%	-20%	50%	-17%	-20%	75%
$ Sold	$2,730,000	$2,045,000	$2,852,000	$1,592,000	$3,098,000	$4,232,000
% Chg $	41%	-25%	39%	-44%	95%	37%
Median $	$540,000	$569,500	$487,500	$325,000	$467,500	$467,000
% Chg Med	81%	5%	-14%	-33%	44%	0%
Avg $	$546,000	$511,250	$475,333	$318,400	$774,500	$604,571
% Chg Avg	69%	-6%	-7%	-33%	143%	-22%
Avg DOM	148	56	87	146	165	149
% Chg DOM	-53%	-62%	56%	68%	13%	-10%

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Jan-June Q2	2021	2022	2023	2024	2025	2026
Savoy						
# Sales	2	2	5	2	2	2
% Chg #	-50%	0%	150%	-60%	0%	0%
$ Sold	$288,000	$486,000	$642,400	$679,900	$685,000	$480,000
% Chg $	-69%	69%	32%	6%	1%	-30%
Median $	$144,000	$243,000	$130,000	$339,950	$342,500	$240,000
% Chg Med	-38%	69%	-47%	162%	1%	-30%
Avg $	$144,000	$243,000	$128,480	$339,950	$342,500	$240,000
% Chg Avg	-38%	69%	-47%	165%	1%	-30%
Avg DOM	132	94	152	143	116	120
% Chg DOM	9%	-29%	63%	-6%	-19%	3%
Sheffield						
# Sales	24	21	14	15	12	13
% Chg #	71%	-13%	-33%	7%	-20%	8%
$ Sold	$17,383,700	$11,269,000	$9,243,950	$7,277,550	$7,693,650	$11,466,500
% Chg $	140%	-35%	-18%	-21%	6%	49%
Median $	$532,500	$489,000	$503,500	$465,000	$544,500	$500,000
% Chg Med	37%	-8%	3%	-8%	17%	-8%
Avg $	$724,321	$536,619	$660,282	$485,170	$641,138	$882,038
% Chg Avg	40%	-26%	23%	-27%	32%	38%
Avg DOM	199	108	106	119	121	241
% Chg DOM	-2%	-46%	-2%	12%	2%	100%
Stockbridge						
# Sales	21	14	11	9	7	16
% Chg #	133%	-33%	-21%	-18%	-22%	129%
$ Sold	$17,783,500	$12,392,000	$8,084,000	$6,252,250	$9,130,000	$16,657,550
% Chg $	247%	-30%	-35%	-23%	46%	82%
Median $	$665,000	$605,000	$655,000	$630,000	$1,275,000	$625,000
% Chg Med	24%	-9%	8%	-4%	102%	-51%
Avg $	$846,833	$885,143	$734,909	$694,694	$1,304,286	$1,041,097
% Chg Avg	49%	5%	-17%	-5%	88%	-20%
Avg DOM	249	91	120	129	46	120
% Chg DOM	-15%	-63%	32%	7%	-64%	161%

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Jan-June Q2	2021	2022	2023	2024	2025	2026
Tyringham						
# Sales	3	6		4	2	2
% Chg #	200%	100%			-50%	0%
$ Sold	$1,401,000	$7,455,000		$2,765,000	$980,000	$2,013,000
% Chg $	310%	432%			-65%	105%
Median $	$406,000	$977,500		$697,500	$490,000	$1,006,500
% Chg Med	19%	141%			-30%	105%
Avg $	$467,000	$1,242,500		$691,250	$490,000	$1,006,500
% Chg Avg	37%	166%			-29%	105%
Avg DOM	191	195		130	238	165
% Chg DOM	-50%	2%			84%	-31%
Washington						
# Sales	4	1	1	1	1	3
% Chg #	33%	-75%	0%	0%	0%	200%
$ Sold	$1,324,000	$450,000	$500,000	$464,000	$385,000	$1,432,000
% Chg $	202%	-66%	11%	-7%	-17%	272%
Median $	$312,000	$450,000	$500,000	$464,000	$385,000	$470,000
% Chg Med	73%	44%	11%	-7%	-17%	22%
Avg $	$331,000	$450,000	$500,000	$464,000	$385,000	$477,333
% Chg Avg	127%	36%	11%	-7%	-17%	24%
Avg DOM	107	64	345	220	163	95
% Chg DOM	-19%	-40%	439%	-36%	-26%	-42%
West Stockbridge						
# Sales	13	9	4	4	1	13
% Chg #	160%	-31%	-56%	0%	-75%	1200%
$ Sold	$10,527,000	$5,315,500	$2,345,000	$5,100,000	$545,000	$10,542,900
% Chg $	255%	-50%	-56%	117%	-89%	1834%
Median $	$649,000	$545,000	$550,000	$625,000	$545,000	$530,000
% Chg Med	-5%	-16%	1%	14%	-13%	-3%
Avg $	$809,769	$590,611	$586,250	$1,275,000	$545,000	$810,992
% Chg Avg	36%	-27%	-1%	117%	-57%	49%
Avg DOM	115	114	66	144	237	108
% Chg DOM	-66%	-1%	-43%	120%	64%	-55%

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Jan-June Q2	2021	2022	2023	2024	2025	2026
Williamstown						
# Sales	26	22	14	14	28	15
% Chg #	8%	-15%	-36%	0%	100%	-46%
$ Sold	$14,212,600	$15,762,717	$7,367,900	$6,161,500	$18,993,121	$7,955,400
% Chg $	32%	11%	-53%	-16%	208%	-58%
Median $	$377,500	$525,500	$431,250	$360,000	$534,900	$495,000
% Chg Med	15%	39%	-18%	-17%	49%	-7%
Avg $	$546,638	$716,487	$526,279	$440,107	$678,326	$530,360
% Chg Avg	22%	31%	-27%	-16%	54%	-22%
Avg DOM	172	133	86	89	141	94
% Chg DOM	-18%	-22%	-35%	2%	59%	-33%
Windsor						
# Sales	2	5	4	4	4	1
% Chg #	-33%	150%	-20%	0%	0%	-75%
$ Sold	$596,000	$1,537,000	$1,419,000	$2,352,000	$1,462,500	$385,000
% Chg $	-24%	158%	-8%	66%	-38%	-74%
Median $	$298,000	$370,000	$432,250	$593,500	$411,250	$385,000
% Chg Med	-1%	24%	17%	37%	-31%	-6%
Avg $	$298,000	$307,400	$354,750	$588,000	$365,625	$385,000
% Chg Avg	13%	3%	15%	66%	-38%	5%
Avg DOM	112	107	199	130	128	200
% Chg DOM	-37%	-4%	85%	-35%	-1%	56%