Berkshire REALTORS®
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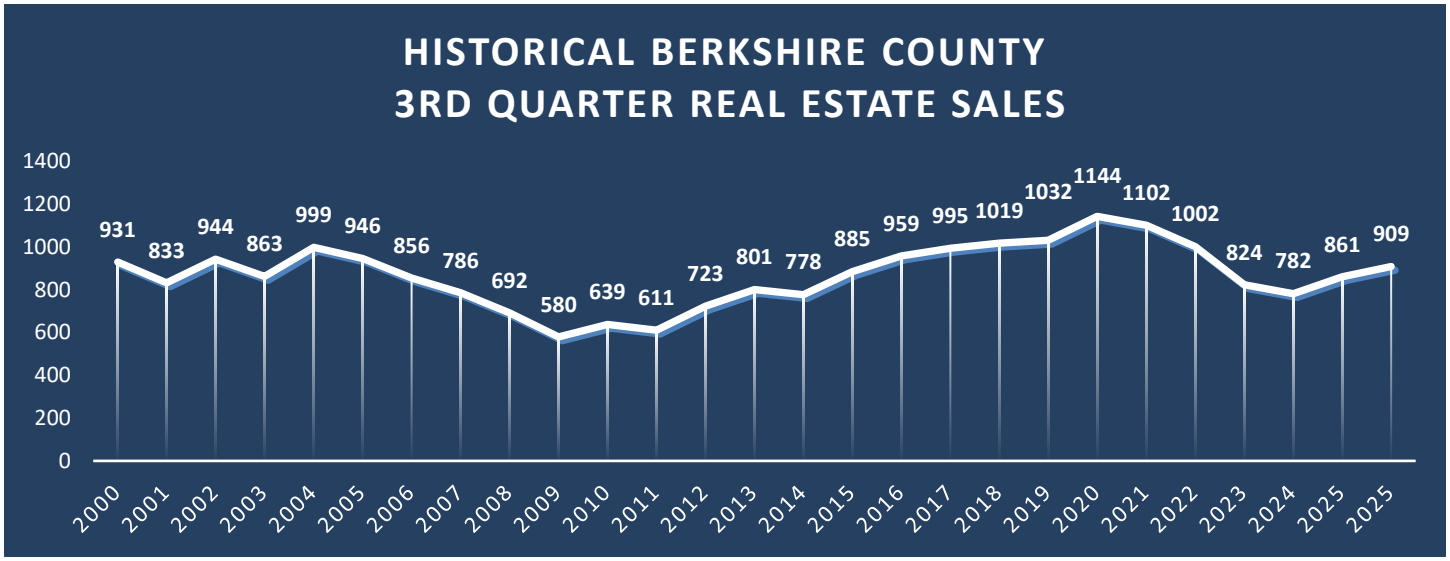
Residential	Q3 2025		Q3 2026	
Region	# Sold	$ Sold	# Sold	$ Sold
North	231	$88,657,740	237	$87,131,568
Middle	480	$210,771,340	506	$245,652,786
South	149	$122,952,344	166	$153,258,196
Total	**860**	**$422,381,424**	**909**	**$486,042,550**

2026 3rd Quarter Market Watch

January – September Sales

Residential sales rose 6%; dollar volume rose 15%

Berkshire County recorded 909 residential sales through September, compared with 860 during the same period in 2025. Dollar volume reached $486.0 million, and the median sale price rose from $360,000 to $375,000. The gains were uneven across regions, reinforcing the importance of looking at town-level results. Multifamily, condo, land sales retracted year-to-date overall, with gains only in the dollar volume of mobile home and single-family sales.



YTD Q3 -Residential	2021	2022	2023	2024	2025	2026
# Sold	1102	1002	824	782	860	909
% Chg #	-4%	-9%	-18%	-5%	10%	6%
$ Sold	$477,783,718	$462,647,270	$381,115,452	$371,048,420	$422,381,424	$486,042,550
% chg $	19%	-3%	-18%	-3%	14%	15%

- Northern Berkshire: 237 residential sales, up 3%; dollar volume down 2% to $87.1 million.
- Central Berkshire: 506 residential sales, up 5%; dollar volume up 17% to $245.7 million.
- Southern Berkshire: 166 residential sales, up 11%; dollar volume up 25% to $153.3 million.

YTD Q3 - All	2021	2022	2023	2024	2025	2026
Condominium	$56,821,613	$46,617,194	$48,882,749	$49,082,416	$60,560,502	$44,160,225
Land	$35,913,967	$17,606,460	$19,405,420	$15,675,055	$12,367,900	$9,985,626
Mobile Home	$1,355,095	$708,650	$881,800	$2,250,601	$1,402,600	$3,203,925
Multifamily	$34,542,090	$35,582,125	$34,959,493	$38,302,650	$40,118,374	$33,712,727
Residential	$477,783,718	$462,647,270	$381,115,452	$371,048,420	$422,381,424	$486,042,550
Total Sales	**$606,416,483**	**$563,161,699**	**$485,244,914**	**$476,359,142**	**$536,830,800**	**$577,105,053**

Berkshire REALTORS®
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BERKSHIRE COUNTY REAL ESTATE SALES
JANUARY – SEPTEMBER 2026 Q3

Market Analysis: Residential sales rose 6% to 909 through September, while dollar volume increased 15% to $486 million. Sales increased in all three regions. North Berkshire recorded a small decline in dollar volume, while Middle and South Berkshire posted gains. The countywide median reached $375,000, up 4% from $360,000. Average days on market increased from 96 to 104. Town and price-range results vary, so local comparisons remain essential. Active and pending figures below are totals from the supplied regional reports; snapshot dates and absorption are awaiting confirmation.

Average Days on the Market
104
Up from 96 LY Q3

909
Homes Sold
up 6% | 860 last year
January–September 2026

94%
List-to-Sell Ratio

$486M
home sales
↑15%
Last year $422M

Largest Price Range
$500–$749K
For Sales
$500–$749K
For Active Listings*

Active listings*
532
Report total

↑ 4%
$375,000
median sale price
$360,000
median last year price

Mortgage rate
The 30-year fixed-7.4% up from 6.27% last year

Residential volume: $486.0M, up 15%
Residential sales: 909, up 6%

Multifamily volume: $33.7M, down 16%
Multifamily sales: 108, down from 137

Condo volume: $44.2M, down 27%
Condo sales: 103, down from 119

Land volume: $10.0M, down 19%
Land sales: 75, down from 77

5.26
Absorption
countywide

100
Pending listings*
At report time, compared to 125 last year

81%
Different listing and selling agency names
Residential sales

© Berkshire REALTORS® | Q3 2026 YTD draft | *Active/pending dates to confirm | Believed accurate, not warranted

Residential Sales At-a-Glance: Year Comparison

15% increase in dollar volume transacted, with $486 million in homes sold YTD.

January – Sept.	# of Homes Sold			$ of Homes Sold		
Residential Sales	**2025**	**2026**	**Chg**	**2025**	**2026**	**Chg**
North	**231**	**237**	**3%**	**$88,657,740**	**$87,131,568**	**-2%**
Adams	42	63	50%	$11,122,300	$16,593,400	49%
Cheshire	25	18	-28%	$9,499,463	$6,911,400	-27%
Clarksburg	12	9	-25%	$4,384,300	$3,038,900	-31%
Florida	1	6	500%	$285,000	$2,108,000	640%
Hancock	3	6	100%	$1,192,000	$3,064,500	157%
Lanesborough	24	28	17%	$10,917,400	$18,079,100	66%
North Adams	63	68	8%	$15,056,156	$17,489,668	16%
Savoy	6	6	0%	$1,598,000	$1,881,850	18%
Williamstown	49	29	-41%	$32,156,621	$16,454,650	-49%
Windsor	5	4	-20%	$1,897,500	$1,510,100	-20%
Middle	**480**	**506**	**5%**	**$210,771,340**	**$245,652,786**	**17%**
Becket	31	28	-10%	$13,448,500	$13,220,700	-2%
Dalton	49	47	-4%	$18,460,551	$18,979,216	3%
Hinsdale	11	7	-36%	$4,533,900	$2,325,400	-49%
Lee	32	27	-16%	$15,185,800	$13,570,000	-11%
Lenox	28	39	39%	$19,951,361	$36,453,387	83%
Otis	19	20	5%	$12,893,500	$12,330,350	-4%
Peru	5	11	120%	$1,215,000	$4,250,190	250%
Pittsfield	264	280	6%	$91,863,728	$101,559,293	11%
Richmond	14	14	0%	$10,804,500	$11,166,000	3%
Stockbridge	17	27	59%	$17,875,000	$28,042,250	57%
Tyringham	3	2	-33%	$2,030,000	$2,013,000	-1%
Washington	7	4	-43%	$2,509,500	$1,743,000	-31%
South	**149**	**166**	**11%**	**$122,952,344**	**$153,258,196**	**25%**
Alford	6	3	-50%	$9,235,000	$3,649,083	-60%
Egremont	19	26	37%	$23,563,634	$25,230,500	7%
Great Barrington	55	52	-5%	$36,680,100	$42,827,400	17%
Monterey	9	8	-11%	$9,140,960	$8,619,663	-6%
Mt Washington	2	1	-50%	$824,000	$510,900	-38%
N.Marlborough	13	21	62%	$12,324,000	$26,964,500	119%
Sandisfield	9	10	11%	$6,074,000	$6,247,000	3%
Sheffield	23	21	-9%	$16,966,650	$18,014,500	6%
W.Stockbridge	13	24	85%	$8,144,000	$21,194,650	160%
Grand Total	**860**	**909**	**6%**	**$422,381,424**	**$486,042,550**	**15%**

At-A-Glance Year to Year Comparison

Overall, residential home sales rose in north county after reporting declines in the first two quarters. However, dollar volume transacted didn't quite catch up during the last three months, with a overall resident sales volume decrease of 2%. The markets in Adams and Lanesborough with booming rural markets made great gains. Sales slowed considerably in Williamstown so far in 2026.

In the middle registry area, Lenox, Pittsfield, and Stockbridge drove the accelerated market. Dalton and Richmond were very stable growing slightly. The market was HOT in Peru. While some towns showed small fluctuations, declines were felt in Hinsdale and Lee.

In southern Berkshire, Monterey, New Marlborough, and Sheffield West Stockbridge sales were very strong. Egremont, Great Barrington and Sheffield rallied from a slow start and Alford, Monterey and Mt Washington, struggled.

Berkshire REALTORS®
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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.

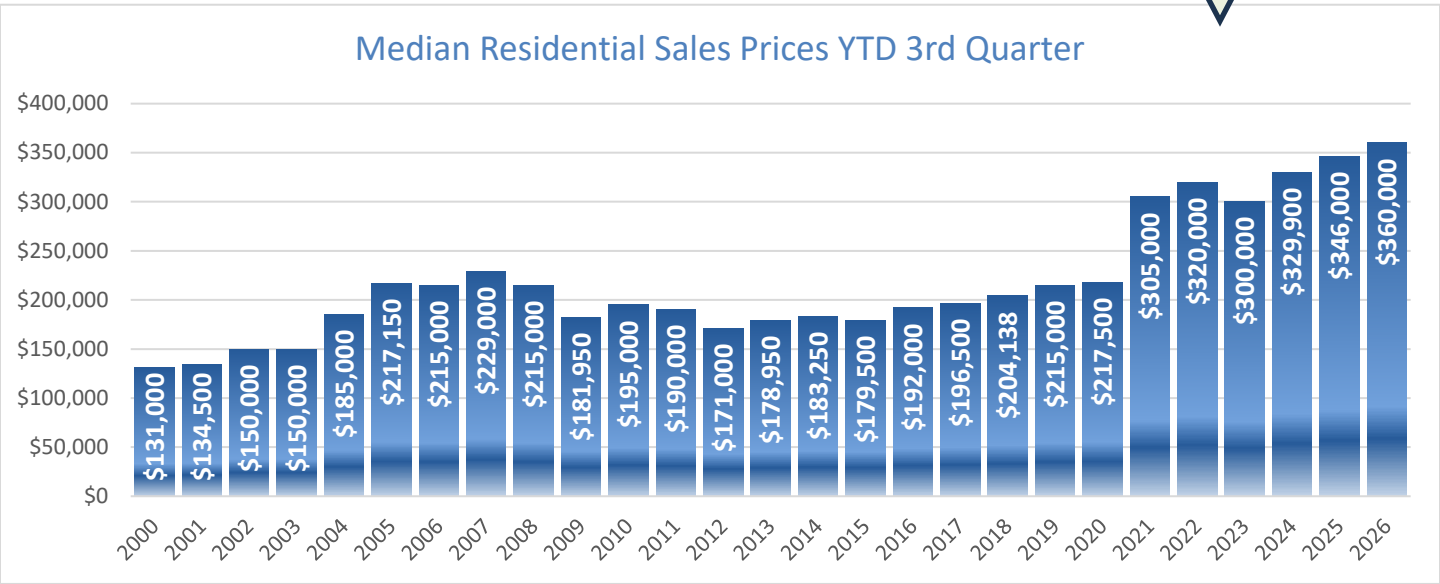
	North Berkshire Registry Area				Middle Berkshire Registry Area				South Berkshire Registry Area			
Price Class	**Sold YTD**	**Active**	**Pending**	**Months of Absorption**	**Sold YTD**	**Active**	**Pending**	**Months of Absorption**	**Sold YTD**	**Active**	**Pending**	**Months of Absorption**
$0-$99K	5	3	3	5	6	2	3	3	2	0	0	0
$100K -$149K	6	4	3	6	7	0	2	0	1	0	1	0
$150K -$199K	28	10	25	3	14	12	8	8	0	0	2	-
$200K -$249K	46	10	23	2	44	17	26	3	2	0	1	0
$250K -$299K	42	9	28	2	78	38	67	4	6	2	5	3
$300K -$349K	26	12	19	4	78	20	46	2	10	4	5	4
$350K -$399K	17	12	20	6	60	28	37	4	13	4	12	3
$400K -$449K	11	7	7	6	38	13	26	3	9	6	5	6
$450K -$499K	10	9	10	8	33	14	26	4	14	6	8	4
$500K -$749K	27	20	20	7	85	59	57	6	31	42	25	12
$750K -$999K	11	9	10	7	30	20	26	6	31	26	22	8
$1M -$1.99M	7	10	5	13	25	25	20	9	35	27	23	7
$2M -$3M+	1	2	1	18	8	19	7	21	12	31	8	23
2026 YTD	**237**	**117**	**174**	**4**	**506**	**267**	**351**	**5**	**166**	**148**	**117**	**8**

While the most popular price ranges vary by where a home is located, North Berkshire had 88 sales between $200,000 and $299,999, with 19 active listings reported in those two brackets. Middle Berkshire recorded 156 sales between $250,000 and $349,999, with 58 active listings reported. In South Berkshire, the largest single bracket was $1 million–$1.99 million, with 35 sales; the two brackets from $500,000–$999,999 each recorded 31 sales.

Across the county, the $500,000–$749,999 bracket had the most sales within these reporting ranges.

Note! Comparing median prices instead of average this quarter

Residential Home Sale Appreciation Overview



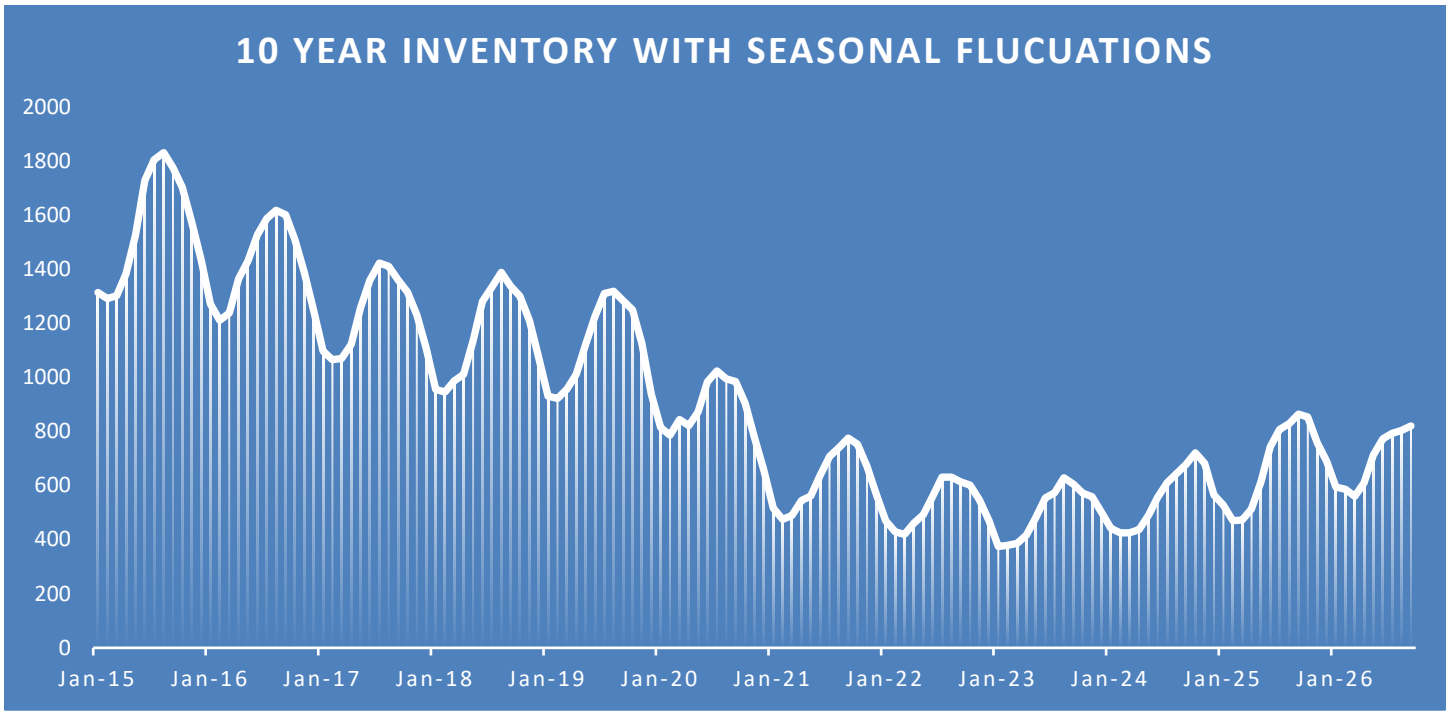
Q3 YTD Median	2025	2026	% Chg
North Registry	**$300,000**	**$290,000**	**-3%**
Adams	$269,000	$255,000	-5%
Cheshire	$385,963	$354,500	-8%
Clarksburg	$347,500	$260,000	-25%
Florida	$285,000	$296,250	4%
Hancock	$380,000	$392,500	3%
Lanesborough	$370,000	$552,500	49%
New Ashford	$549,000	—	—
North Adams	$228,000	$238,500	5%
Savoy	$256,500	$240,000	-6%
Williamstown	$526,000	$549,000	4%
Windsor	$425,000	$367,550	-14%
Middle Registry	**$342,750**	**$364,000**	**6%**
Becket	$365,000	$481,000	32%
Dalton	$339,900	$339,000	0%
Hinsdale	$355,500	$290,000	-18%
Lee	$450,000	$480,000	7%
Lenox	$602,500	$725,000	20%
Otis	$487,500	$586,000	20%
Peru	$240,000	$324,700	35%

Q3 YTD Median	2025	2026	% Chg
Central /Middle Continued…			
Pittsfield	$299,300	$327,450	9%
Richmond	$652,000	$552,000	-15%
Stockbridge	$895,000	$670,000	-25%
Tyringham	$605,000	$1,006,500	66%
Washington	$369,500	$465,000	26%
South Registry	**$660,000**	**$667,000**	**1%**
Alford	$1,245,000	$1,199,083	-4%
Egremont	$995,000	$842,500	-15%
Great Barrington	$585,000	$607,500	4%
Monterey	$785,000	$862,082	10%
Mt Washington	$412,000	$510,900	24%
New Marlborough	$735,000	$800,000	9%
Sandisfield	$585,000	$471,000	-19%
Sheffield	$559,000	$638,500	14%
West Stockbridge	$545,000	$664,500	22%
Grand Total	**$360,000**	**$375,000**	**4%**

Residential Median Sale Prices

Summary Statistics	Sep-26	Sep-25	% Chg	2026 YTD	2025 YTD	% Chg
Absorption Rate	4.83	5.46	-11.54	3.9	4.02	-2.99
Average List Price (Actives)	$945,169	$872,371	8.34	$704,775	$698,630	0.88
Median List Price (Actives)	$575,000	$549,450	4.65	$445,000	$435,000	2.30
Average Sale Price (Solds)	$681,370	$525,158	29.75	$534,822	$489,656	9.22
Median Sale Price (Solds)	$440,000	$410,000	7.32	$375,000	$360,500	4.02
Average ADOM	87	90	-3.33	103	95	8.42
Median ADOM	77	71	8.45	72	69	4.35

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.



Sales up 6%
Dollar volume up 15%

Residential Report by Region

Middle and South Berkshire drove the countywide increase in residential transactions. North Berkshire recorded a small increase in transactions, although its dollar volume declined. The countywide median rose to $375,000, while average days on market increased from 96 to 104.

Jan-Sept YTD	2021	2022	2023	2024	2025	2026
North Registry						
# Sales	293	247	244	199	231	237
% Chg #	10%	-16%	-1%	-18%	16%	3%
$ Sold	$85,035,932	$81,198,406	$76,860,750	$63,765,155	$88,657,740	$87,131,568
% Chg $	34%	-5%	-5%	-17%	39%	-2%
Median $	$230,000	$252,000	$250,000	$281,000	$300,000	$290,000
Avg DOM	106	98	95	127	95	92
Middle Registry						
# Sales	591	555	447	448	480	506
% Chg #	-7%	-6%	-19%	0%	7%	5%
$ Sold	$235,802,072	$227,242,990	$188,364,439	$192,853,755	$210,771,340	$245,652,786
% Chg $	17%	-4%	-17%	2%	9%	17%
Median $	$280,000	$297,000	$327,000	$330,000	$342,750	$364,000
Avg DOM	99	88	82	84	81	95
South Registry						
# Sales	218	200	133	135	149	166
% Chg #	-10%	-8%	-34%	2%	10%	11%
$ Sold	$156,945,713	$154,205,874	$115,890,264	$114,429,510	$122,952,344	$153,258,196
% Chg $	14%	-2%	-25%	-1%	7%	25%
Median $	$572,500	$585,500	$605,000	$560,000	$660,000	$667,000
Avg DOM	149	120	117	129	143	145
Total # Sales						
Total % Chg #	1,102	1,002	824	782	860	909
Total $ Sold	-4%	-9%	-18%	-5%	10%	6%
Total % Chg $	$477,783,718	$462,647,270	$381,115,452	$371,048,420	$422,381,424	$486,042,550
Total Median $	19%	-3%	-18%	-3%	14%	15%
Total Avg DOM	$303,390	$325,000	$329,000	$340,000	$360,000	$375,000

Condo Report

Condominium sales and dollar volume both declined countywide. The countywide median was nearly unchanged, but the average sale price fell and marketing time lengthened. Regional results should be considered alongside the small number of sales in some areas. South county had a nice start to the year, but sales retracted in the thrid quarter, for an overall drop of 36% in the number of sales – or 4 condo units. Middle Berkshire was lower by 8 units and north by 4 units. In a smaller market, slight retractions can create large statistical variances, so it's good to look at the dollar volume and actual number of sales for perspective.

Sales down 13% • Dollar volume down 27%

Jan-Sept YTD	2021	2022	2023	2024	2025	2026
North Registry						
# Sales	54	54	42	36	40	36
% Chg #	157%	0%	-22%	-14%	11%	-10%
$ Sold	$11,907,250	$15,572,361	$17,911,000	$10,979,299	$15,964,995	$11,658,425
% Chg $	86%	31%	15%	-39%	45%	-27%
Median $	$193,500	$271,675	$330,000	$258,700	$322,500	$275,000
Avg DOM	176	93	95	116	111	155
Middle Registry						
# Sales	79	61	60	60	68	60
% Chg #	1%	-23%	-2%	0%	13%	-12%
$ Sold	$34,595,663	$25,844,833	$27,310,499	$34,218,117	$38,760,007	$28,233,300
% Chg $	11%	-25%	6%	25%	13%	-27%
Median $	$269,900	$295,000	$335,500	$410,000	$362,825	$387,250
Avg DOM	155	113	98	102	90	132
South Registry						
# Sales	19	11	4	4	11	7
% Chg #	6%	-42%	-64%	0%	175%	-36%
$ Sold	$10,318,700	$5,200,000	$3,661,250	$3,885,000	$5,835,500	$4,268,500
% Chg $	41%	-50%	-30%	6%	50%	-27%
Median $	$535,000	$480,000	$800,000	$910,000	$485,000	$675,000
Avg DOM	181	151	99	50	93	132
Total # Sales						
Total % Chg #	152	126	106	100	119	103
Total $ Sold	30%	-17%	-16%	-6%	19%	-13%
Total % Chg $	$56,821,613	$46,617,194	$48,882,749	$49,082,416	$60,560,502	$44,160,225
Total Median $	27%	-18%	5%	0%	23%	-27%
Total Avg DOM	$266,750	$290,000	$341,250	$355,250	$375,500	$375,000

Sales down 21% • Dollar volume down 16%

Multifamily Report

Multifamily sales and dollar volume both declined countywide. With north and south county retaining a very close market compared to last year, the middle market where most multifamily properties are listed fells considerably. The market is running at half of the number of sales as recorded in the first three quarters of 2021. We were hopeful when the draconian rent control proposal was removed from the ballot, investors would have more confidence in the market, but rebounding sales has not yet been noted in our marketplace.

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**

Land Report

We boasted of a hot land sales market in the second quarer of the year, with an increase of 23% in number of parcels sold and 1% in the dollar volume. Unfortnately, that momentum slowed considerably in the third quarter. Overall sales are down 3% compared to last year and dollar volume fell 19% overall. Indivdual regiions are worth noting differences in stregth and weakness, but the pace reflects 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-Sept YTD	2021	2022	2023	2024	2025	2026
North Registry						
# Sales	57	42	41	22	21	20
% Chg #	200%	-26%	-2%	-46%	-5%	-5%
$ Sold	$6,501,000	$2,559,400	$5,328,250	$2,379,300	$1,330,400	$1,860,725
% Chg $	355%	-61%	108%	-55%	-44%	40%
Median $	$64,000	$51,000	$70,000	$63,450	$45,000	$70,000
Avg DOM	420	306	331	285	180	186
Middle Registry						
# Sales	105	72	66	66	35	34
% Chg #	88%	-31%	-8%	0%	-47%	-3%
$ Sold	$14,182,976	$6,914,050	$9,555,270	$6,721,700	$4,380,600	$3,823,601
% Chg $	116%	-51%	38%	-30%	-35%	-13%
Median $	$48,000	$52,500	$55,000	$52,000	$80,000	$65,000
Avg DOM	424	270	233	337	204	183
South Registry						
# Sales	81	47	24	28	21	21
% Chg #	76%	-42%	-49%	17%	-25%	0%
$ Sold	$15,229,991	$8,133,010	$4,521,900	$6,574,055	$6,656,900	$4,301,300
% Chg $	95%	-47%	-44%	45%	1%	-35%
Median $	$134,150	$110,000	$154,500	$146,250	$234,000	$175,000
Avg DOM	497	611	448	218	257	255
Total # Sales						
Total % Chg #	243	161	131	116	77	75
Total $ Sold	101%	-34%	-19%	-11%	-34%	-3%
Total % Chg $	$35,913,967	$17,606,460	$19,405,420	$15,675,055	$12,367,900	$9,985,626
Total Median $	128%	-51%	10%	-19%	-21%	-19%
Total Avg DOM	$79,000	$65,000	$70,000	$69,500	$80,000	$90,000

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. Mobile-home transactions increased from 16 to 30, with dollar volume more than doubling. Although this remains a small market segment, the additional sales provide useful context on the range of housing transactions reported through the MLS.

Jan-Sept YTD	2021	2022	2023	2024	2025	2026
North Registry						
# Sales	4	7	6	15	10	15
% Chg #	0%	75%	-14%	150%	-33%	50%
$ Sold	$180,495	$350,750	$294,900	$1,550,100	$782,800	$1,513,925
% Chg $	62%	94%	-16%	426%	-50%	93%
Median $	$43,498	$57,000	$38,500	$90,000	$71,950	$107,000
Avg DOM	50	56	62	57	62	66
Middle Registry						
# Sales	18	5	8	8	5	14
% Chg #	50%	-72%	60%	0%	-38%	180%
$ Sold	$1,174,600	$357,900	$586,900	$670,501	$520,900	$1,570,100
% Chg $	102%	-70%	64%	14%	-22%	201%
Median $	$69,500	$71,000	$76,500	$89,250	$100,000	$102,000
Avg DOM	74	110	39	36	34	76
South Registry						
# Sales	0	0	0	1	1	1
% Chg #	—	—	—	—	0%	0%
$ Sold	$0	$0	$0	$30,000	$98,900	$119,900
% Chg $	—	—	—	—	230%	21%
Median $	—	—	—	$30,000	$98,900	$119,900
Avg DOM	—	—	—	13	65	54
Total # Sales						
Total % Chg #	22	12	14	24	16	30
Total $ Sold	38%	-45%	17%	71%	-33%	88%
Total % Chg $	$1,355,095	$708,650	$881,800	$2,250,601	$1,402,600	$3,203,925
Total Median $	96%	-48%	24%	155%	-38%	128%
Total Avg DOM	$62,000	$60,500	$57,500	$88,750	$82,000	$106,000

Third Quarter of 2026: Economic Uncertainty, Stable Sales

Behind the Numbers: What This Market Tells Us

The third quarter brought buyers more options, but affordability remained a challenge. Freddie Mac's average 30-year fixed mortgage rate rose from 6.43% in early July to 7.03% by late September. September inventory was 4.6% higher than a year earlier, while existing-home sales were down 2.2% and the median price edged up 1.3%. With consumer inflation reaching 3.7%, household budgets remain under pressure. For REALTORS®, the message is practical: help buyers understand monthly costs and sellers price for today's competition.

The countywide residential median rose from $360,000 to $375,000—but that doesn't mean every home gained value. Regional medians ranged from $290,000 in North Berkshire to $667,000 in South Berkshire, reflecting the location, size and characteristics of the homes sold. For buyers and sellers, town-level trends and comparable properties provide the most useful guide to an individual home's value.

Sales Activity and Spending Tell Different Stories

Residential dollar volume grew faster than the number of sales, illustrating how higher-priced transactions can influence overall results. Condominiums and multifamily properties recorded fewer sales and lower dollar volume, while mobile-home sales increased. Land offered another reminder to look beyond price alone: its median sale price rose even as total dollar volume declined.

Building in this Economy

Robert Dietz, chief economist of the National Association of Home Builders (NAHB) said "The housing outlook in 2026 is one of cautious optimism as builders contend with rising material and labor prices and policy uncertainty, while builders and buyers alike should benefit from anticipated fiscal and monetary easing that will moderate housing finance costs and mortgage rates,"

Inflation in shelter costs are running at a 3.6% annual rate and continue to outpace other consumer prices. "With a nationwide shortage of roughly 1.2 million housing units, the best way to ease the housing affordability crisis is for policymakers to remove barriers that are hindering builders from building more homes and apartments," said Dietz.

As everyone in the industry knows, builders are facing persistent labor shortages, with the government reporting nearly 300,000 job openings in the construction industry. NAHB estimates that the residential construction sector will need to add roughly 740,000 workers a year just to keep pace with the industry's growth, retirements and departures. Meanwhile, residential building material prices continue to experience elevated growth, as price growth has been above 3% since June 2025, despite continued weakness in the new residential construction market.

NATIONAL HOUSING TRENDS

Q3 2026 • July–September

More choice. Affordability still under pressure.

MORTGAGE RATES ROSE

6.43% → 7.03%

30-year fixed • July 2 to September 24

MORE HOMES AVAILABLE

+4.6%

September inventory vs. a year earlier

4.8 months of supply

SALES REMAINED SUBDUED

–2.2%

September existing-home sales vs. a year earlier

PRICES EDGED HIGHER

+1.3%

September median price: $417,500

INFLATION PRESSURED BUDGETS

3.7%

September CPI increase vs. a year earlier

BERKSHIRE HOUSING TRENDS

Local context from the Berkshire MarketWatch report

RESIDENTIAL MEDIAN

+4.2%

$360,000 → $375,000

A higher median reflects the mix of homes sold—not appreciation for every home.

REGIONAL PRICE RANGE

$290,000–$667,000

North Berkshire to South Berkshire

Town-level results and comparable homes provide the clearest local context.

SALES & DOLLAR VOLUME

Volume grew faster

Residential dollar volume increased faster than the number of sales.

Condo and multifamily sales and volume declined; mobile-home sales increased.

COMPARISON NOTE: National housing figures are September snapshots across existing-home types. Berkshire figures reflect the supplied residential report. Periods and property categories are not fully matched.

LOCAL TAKEAWAY: National costs shape buying power. Local supply, property type and comparable sales guide pricing.

National: Freddie Mac PMMS; NAR September Existing-Home Sales; BLS September CPI.

Local: Supplied Berkshire MarketWatch figures. Local inventory comparison pending. National data available October 15, 2026.

Residential Historical Report by City/Town

(Medians have been added with averages!)

Jan–Sept Q3 YTD	2021	2022	2023	2024	2025	2026
Adams						
# Sales	69	55	61	36	42	63
% Chg #	38%	-20%	11%	-41%	17%	50%
$ Sold	$14,641,727	$10,577,924	$12,515,550	$8,678,300	$11,122,300	$16,593,400
% Chg $	84%	-28%	18%	-31%	28%	49%
Median $	$205,000	$189,000	$212,500	$242,500	$269,000	$255,000
% Chg Med	36%	-8%	12%	14%	11%	-5%
Avg $	$212,199	$192,326	$205,173	$241,064	$264,817	$263,387
% Chg Avg	33%	-9%	7%	17%	10%	-1%
Avg DOM	77	82	73	281	83	85
% Chg DOM	-27%	6%	-10%	283%	-71%	3%
Alford						
# Sales	7	10	5	4	6	3
% Chg #	-56%	43%	-50%	-20%	50%	-50%
$ Sold	$8,113,000	$11,697,000	$7,684,000	$8,675,000	$9,235,000	$3,649,083
% Chg $	-30%	44%	-34%	13%	6%	-60%
Median $	$810,000	$1,212,000	$1,550,000	$1,462,500	$1,245,000	$1,199,083
% Chg Med	8%	50%	28%	-6%	-15%	-4%
Avg $	$1,159,000	$1,169,700	$1,536,800	$2,168,750	$1,539,167	$1,216,361
% Chg Avg	59%	1%	31%	41%	-29%	-21%
Avg DOM	116	74	202	82	106	225
% Chg DOM	-60%	-36%	173%	-59%	29%	112%
Becket						
# Sales	34	37	31	25	31	28
% Chg #	-24%	9%	-16%	-19%	24%	-10%
$ Sold	$11,048,449	$12,623,800	$14,460,250	$10,796,265	$13,448,500	$13,220,700
% Chg $	-17%	14%	15%	-25%	25%	-2%
Median $	$269,750	$315,000	$410,000	$380,000	$365,000	$481,000
% Chg Med	-4%	17%	30%	-7%	-4%	32%
Avg $	$324,954	$341,184	$466,460	$431,851	$433,823	$472,168
% Chg Avg	10%	5%	37%	-7%	0%	9%
Avg DOM	81	87	86	114	89	138
% Chg DOM	-45%	8%	-1%	32%	-22%	55%

All years cover January–September. A dash means not applicable or no prior-year denominator.

Residential Historical Report by City/Town

Jan–Sept Q3 YTD	2021	2022	2023	2024	2025	2026
Cheshire						
# Sales	31	22	12	16	25	18
% Chg #	82%	-29%	-45%	33%	56%	-28%
$ Sold	$7,717,418	$7,210,973	$3,849,650	$5,472,300	$9,499,463	$6,911,400
% Chg $	85%	-7%	-47%	42%	74%	-27%
Median $	$234,500	$318,000	$290,375	$345,000	$385,963	$354,500
% Chg Med	-17%	36%	-9%	19%	12%	-8%
Avg $	$248,949	$327,772	$320,804	$342,019	$379,979	$383,967
% Chg Avg	1%	32%	-2%	7%	11%	1%
Avg DOM	125	68	74	69	107	82
% Chg DOM	-17%	-46%	8%	-6%	55%	-24%
Clarksburg						
# Sales	11	12	13	15	12	9
% Chg #	-8%	9%	8%	15%	-20%	-25%
$ Sold	$3,123,642	$2,845,400	$3,525,500	$3,991,150	$4,384,300	$3,038,900
% Chg $	35%	-9%	24%	13%	10%	-31%
Median $	$230,000	$249,500	$260,000	$244,000	$347,500	$260,000
% Chg Med	22%	8%	4%	-6%	42%	-25%
Avg $	$283,967	$237,117	$271,192	$266,077	$365,358	$337,656
% Chg Avg	47%	-16%	14%	-2%	37%	-8%
Avg DOM	103	93	136	64	113	65
% Chg DOM	-41%	-10%	46%	-53%	76%	-42%
Dalton						
# Sales	56	40	33	38	49	47
% Chg #	0%	-29%	-18%	15%	29%	-4%
$ Sold	$15,798,417	$12,644,860	$9,871,354	$11,826,800	$18,460,551	$18,979,216
% Chg $	11%	-20%	-22%	20%	56%	3%
Median $	$233,000	$287,500	$277,000	$275,250	$339,900	$339,000
% Chg Med	5%	23%	-4%	-1%	23%	0%
Avg $	$282,115	$316,122	$299,132	$311,232	$376,746	$403,813
% Chg Avg	11%	12%	-5%	4%	21%	7%
Avg DOM	69	81	74	76	72	80
% Chg DOM	-32%	18%	-9%	3%	-6%	11%

All years cover January–September. A dash means not applicable or no prior-year denominator.

Residential Historical Report by City/Town

Jan–Sept Q3 YTD	2021	2022	2023	2024	2025	2026
Egremont						
# Sales	24	25	13	12	19	26
% Chg #	26%	4%	-48%	-8%	58%	37%
$ Sold	$21,141,200	$24,592,500	$10,687,500	$12,603,000	$23,563,634	$25,230,500
% Chg $	58%	16%	-57%	18%	87%	7%
Median $	$597,000	$782,000	$593,500	$845,000	$995,000	$842,500
% Chg Med	-14%	31%	-24%	42%	18%	-15%
Avg $	$880,883	$983,700	$822,115	$1,050,250	$1,240,191	$970,404
% Chg Avg	25%	12%	-16%	28%	18%	-22%
Avg DOM	236	111	148	147	158	141
% Chg DOM	-50%	-53%	33%	-1%	7%	-11%
Florida						
# Sales	5	7	5	8	1	6
% Chg #	67%	40%	-29%	60%	-88%	500%
$ Sold	$475,000	$1,242,900	$869,900	$2,146,500	$285,000	$2,108,000
% Chg $	67%	162%	-30%	147%	-87%	640%
Median $	$80,000	$150,000	$105,000	$270,000	$285,000	$296,250
% Chg Med	-18%	88%	-30%	157%	6%	4%
Avg $	$95,000	$177,557	$173,980	$268,313	$285,000	$351,333
% Chg Avg	0%	87%	-2%	54%	6%	23%
Avg DOM	75	65	75	127	0	188
% Chg DOM	-15%	-14%	16%	69%	-100%	—
Great Barrington						
# Sales	86	71	40	48	55	52
% Chg #	10%	-17%	-44%	20%	15%	-5%
$ Sold	$57,915,047	$44,862,864	$31,591,564	$33,669,360	$36,680,100	$42,827,400
% Chg $	23%	-23%	-30%	7%	9%	17%
Median $	$515,000	$500,000	$507,500	$562,500	$585,000	$607,500
% Chg Med	18%	-3%	1%	11%	4%	4%
Avg $	$673,431	$631,871	$789,789	$701,445	$666,911	$823,604
% Chg Avg	12%	-6%	25%	-11%	-5%	23%
Avg DOM	138	127	128	111	147	123
% Chg DOM	-45%	-8%	0%	-13%	33%	-16%

All years cover January–September. A dash means not applicable or no prior-year denominator.

Residential Historical Report by City/Town

Jan–Sept Q3 YTD	2021	2022	2023	2024	2025	2026
Hancock						
# Sales	3	4	3	4	3	6
% Chg #	0%	33%	-25%	33%	-25%	100%
$ Sold	$1,675,000	$2,059,500	$1,330,000	$1,651,000	$1,192,000	$3,064,500
% Chg $	51%	23%	-35%	24%	-28%	157%
Median $	$400,000	$424,250	$430,000	$396,000	$380,000	$392,500
% Chg Med	7%	6%	1%	-8%	-4%	3%
Avg $	$558,333	$514,875	$443,333	$412,750	$397,333	$510,750
% Chg Avg	51%	-8%	-14%	-7%	-4%	29%
Avg DOM	88	173	105	342	140	159
% Chg DOM	50%	97%	-39%	226%	-59%	13%
Hinsdale						
# Sales	9	18	10	21	11	7
% Chg #	-40%	100%	-44%	110%	-48%	-36%
$ Sold	$5,285,590	$7,172,300	$4,375,900	$7,226,300	$4,533,900	$2,325,400
% Chg $	41%	36%	-39%	65%	-37%	-49%
Median $	$519,900	$361,000	$343,000	$303,000	$355,500	$290,000
% Chg Med	121%	-31%	-5%	-12%	17%	-18%
Avg $	$587,288	$398,461	$437,590	$344,110	$412,173	$332,200
% Chg Avg	135%	-32%	10%	-21%	20%	-19%
Avg DOM	110	123	65	77	85	84
% Chg DOM	18%	11%	-47%	18%	10%	-2%
Lanesborough						
# Sales	34	30	27	21	24	28
% Chg #	13%	-12%	-10%	-22%	14%	17%
$ Sold	$11,220,500	$10,868,753	$11,533,650	$6,613,900	$10,917,400	$18,079,100
% Chg $	31%	-3%	6%	-43%	65%	66%
Median $	$262,950	$272,500	$377,700	$315,200	$370,000	$552,500
% Chg Med	-13%	4%	39%	-17%	17%	49%
Avg $	$330,015	$362,292	$427,172	$314,948	$454,892	$645,682
% Chg Avg	16%	10%	18%	-26%	44%	42%
Avg DOM	93	92	133	90	86	100
% Chg DOM	-21%	-1%	44%	-32%	-5%	16%

All years cover January–September. A dash means not applicable or no prior-year denominator.

Residential Historical Report by City/Town

Jan–Sept Q3 YTD	2021	2022	2023	2024	2025	2026
Lee						
# Sales	42	27	38	33	32	27
% Chg #	-28%	-36%	41%	-13%	-3%	-16%
$ Sold	$17,149,150	$9,287,500	$15,005,980	$18,332,400	$15,185,800	$13,570,000
% Chg $	3%	-46%	62%	22%	-17%	-11%
Median $	$352,500	$349,000	$351,750	$420,000	$450,000	$480,000
% Chg Med	40%	-1%	1%	19%	7%	7%
Avg $	$408,313	$343,981	$394,894	$555,527	$474,556	$502,593
% Chg Avg	42%	-16%	15%	41%	-15%	6%
Avg DOM	100	115	96	114	96	100
% Chg DOM	-14%	15%	-17%	19%	-16%	4%
Lenox						
# Sales	58	37	29	27	28	39
% Chg #	7%	-36%	-22%	-7%	4%	39%
$ Sold	$42,742,900	$31,834,460	$20,715,342	$21,155,130	$19,951,361	$36,453,387
% Chg $	42%	-26%	-35%	2%	-6%	83%
Median $	$587,500	$677,000	$718,000	$650,000	$602,500	$725,000
% Chg Med	30%	15%	6%	-9%	-7%	20%
Avg $	$736,947	$860,391	$714,322	$783,523	$712,549	$934,702
% Chg Avg	33%	17%	-17%	10%	-9%	31%
Avg DOM	123	129	95	91	101	103
% Chg DOM	-20%	4%	-26%	-4%	11%	2%
Monterey						
# Sales	19	15	10	14	9	8
% Chg #	-21%	-21%	-33%	40%	-36%	-11%
$ Sold	$12,252,250	$16,165,000	$10,975,000	$16,417,100	$9,140,960	$8,619,663
% Chg $	-15%	32%	-32%	50%	-44%	-6%
Median $	$614,000	$825,000	$1,085,000	$935,000	$785,000	$862,082
% Chg Med	25%	34%	32%	-14%	-16%	10%
Avg $	$644,855	$1,077,667	$1,097,500	$1,172,650	$1,015,662	$1,077,458
% Chg Avg	7%	67%	2%	7%	-13%	6%
Avg DOM	157	131	126	121	148	127
% Chg DOM	-17%	-16%	-4%	-4%	22%	-14%

All years cover January–September. A dash means not applicable or no prior-year denominator. East Otis is included with Otis. Changes use unrounded values.

Residential Historical Report by City/Town

Jan–Sept Q3 YTD	2021	2022	2023	2024	2025	2026
Mt Washington						
# Sales	4	4	4	2	2	1
% Chg #	100%	0%	0%	-50%	0%	-50%
$ Sold	$3,983,300	$4,279,000	$3,813,000	$1,105,000	$824,000	$510,900
% Chg $	239%	7%	-11%	-71%	-25%	-38%
Median $	$936,650	$664,500	$918,500	$552,500	$412,000	$510,900
% Chg Med	60%	-29%	38%	-40%	-25%	24%
Avg $	$995,825	$1,069,750	$953,250	$552,500	$412,000	$510,900
% Chg Avg	70%	7%	-11%	-42%	-25%	24%
Avg DOM	132	195	159	79	122	38
% Chg DOM	11%	47%	-18%	-50%	54%	-69%
New Ashford						
# Sales	5	4	2	2	1	0
% Chg #	—	-20%	-50%	0%	-50%	-100%
$ Sold	$1,345,900	$1,371,500	$425,000	$1,401,000	$549,000	$0
% Chg $	—	2%	-69%	230%	-61%	-100%
Median $	$215,000	$308,750	$212,500	$700,500	$549,000	—
% Chg Med	—	44%	-31%	230%	-22%	—
Avg $	$269,180	$342,875	$212,500	$700,500	$549,000	—
% Chg Avg	—	27%	-38%	230%	-22%	—
Avg DOM	169	168	87	136	61	—
% Chg DOM	—	-1%	-48%	56%	-55%	—
New Marlborough						
# Sales	17	15	15	14	13	21
% Chg #	-47%	-12%	0%	-7%	-7%	62%
$ Sold	$9,067,416	$13,274,010	$21,676,450	$8,694,500	$12,324,000	$26,964,500
% Chg $	-44%	46%	63%	-60%	42%	119%
Median $	$560,000	$750,000	$930,000	$524,750	$735,000	$800,000
% Chg Med	24%	34%	24%	-44%	40%	9%
Avg $	$533,377	$884,934	$1,445,097	$621,036	$948,000	$1,284,024
% Chg Avg	5%	66%	63%	-57%	53%	35%
Avg DOM	91	149	105	152	187	198
% Chg DOM	-66%	64%	-29%	44%	23%	6%

All years cover January–September. A dash means not applicable or no prior-year denominator. East Otis is included with Otis. Changes use unrounded values.

Residential Historical Report by City/Town

Jan–Sept Q3 YTD	2021	2022	2023	2024	2025	2026
North Adams						
# Sales	73	59	70	60	63	68
% Chg #	-12%	-19%	19%	-14%	5%	8%
$ Sold	$12,956,065	$12,048,489	$16,230,050	$14,612,205	$15,056,156	$17,489,668
% Chg $	15%	-7%	35%	-10%	3%	16%
Median $	$180,000	$190,000	$213,625	$237,500	$228,000	$238,500
% Chg Med	33%	6%	12%	11%	-4%	5%
Avg $	$177,480	$204,212	$231,858	$243,537	$238,987	$257,201
% Chg Avg	31%	15%	14%	5%	-2%	8%
Avg DOM	108	117	94	84	78	89
% Chg DOM	-12%	9%	-20%	-10%	-8%	15%
Otis						
# Sales	30	25	21	29	19	20
% Chg #	-27%	-17%	-16%	38%	-34%	5%
$ Sold	$16,144,600	$11,083,712	$13,406,000	$17,237,800	$12,893,500	$12,330,350
% Chg $	-9%	-31%	21%	29%	-25%	-4%
Median $	$375,000	$412,000	$530,000	$550,000	$487,500	$586,000
% Chg Med	10%	10%	29%	4%	-11%	20%
Avg $	$538,153	$443,348	$638,381	$594,407	$678,605	$616,518
% Chg Avg	24%	-18%	44%	-7%	14%	-9%
Avg DOM	140	98	132	98	117	127
% Chg DOM	-16%	-30%	35%	-26%	19%	9%
Peru						
# Sales	4	4	2	4	5	11
% Chg #	-56%	0%	-50%	100%	25%	120%
$ Sold	$1,153,900	$1,339,000	$365,000	$1,602,000	$1,215,000	$4,250,190
% Chg $	-53%	16%	-73%	339%	-24%	250%
Median $	$269,950	$334,500	$182,500	$417,000	$240,000	$324,700
% Chg Med	3%	24%	-45%	128%	-42%	35%
Avg $	$288,475	$334,750	$182,500	$400,500	$243,000	$386,381
% Chg Avg	7%	16%	-45%	119%	-39%	59%
Avg DOM	122	103	79	75	49	92
% Chg DOM	50%	-16%	-24%	-4%	-35%	89%

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Residential Historical Report by City/Town

Jan–Sept Q3 YTD	2021	2022	2023	2024	2025	2026
Pittsfield						
# Sales	302	310	239	235	264	280
% Chg #	2%	3%	-23%	-2%	12%	6%
$ Sold	$79,417,236	$96,422,458	$75,373,963	$75,667,810	$91,863,728	$101,559,293
% Chg $	19%	21%	-22%	0%	21%	11%
Median $	$230,000	$265,000	$275,000	$296,500	$299,300	$327,450
% Chg Med	21%	15%	4%	8%	1%	9%
Avg $	$262,971	$311,040	$315,372	$321,991	$347,969	$362,712
% Chg Avg	16%	18%	1%	2%	8%	4%
Avg DOM	84	74	71	71	73	87
% Chg DOM	-7%	-12%	-4%	0%	3%	18%
Richmond						
# Sales	19	20	17	12	14	14
% Chg #	-21%	5%	-15%	-29%	17%	0%
$ Sold	$12,300,330	$15,484,900	$14,970,650	$10,910,000	$10,804,500	$11,166,000
% Chg $	7%	26%	-3%	-27%	-1%	3%
Median $	$520,000	$544,500	$705,000	$489,500	$652,000	$552,000
% Chg Med	28%	5%	29%	-31%	33%	-15%
Avg $	$647,386	$774,245	$880,626	$909,167	$771,750	$797,571
% Chg Avg	35%	20%	14%	3%	-15%	3%
Avg DOM	138	137	121	136	118	120
% Chg DOM	-52%	-1%	-11%	13%	-14%	2%
Sandisfield						
# Sales	9	12	13	8	9	10
% Chg #	-47%	33%	8%	-38%	13%	11%
$ Sold	$4,565,800	$5,178,000	$6,040,300	$3,122,000	$6,074,000	$6,247,000
% Chg $	-18%	13%	17%	-48%	95%	3%
Median $	$540,000	$385,000	$380,000	$368,500	$585,000	$471,000
% Chg Med	70%	-29%	-1%	-3%	59%	-19%
Avg $	$507,311	$431,500	$464,638	$390,250	$674,889	$624,700
% Chg Avg	55%	-15%	8%	-16%	73%	-7%
Avg DOM	126	95	72	123	112	137
% Chg DOM	-30%	-25%	-24%	70%	-9%	22%

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Residential Historical Report by City/Town

Jan–Sept Q3 YTD	2021	2022	2023	2024	2025	2026
Savoy						
# Sales	3	4	6	4	6	6
% Chg #	-40%	33%	50%	-33%	50%	0%
$ Sold	$627,900	$1,221,000	$862,400	$1,199,900	$1,598,000	$1,881,850
% Chg $	-51%	94%	-29%	39%	33%	18%
Median $	$268,000	$317,500	$140,000	$334,950	$256,500	$240,000
% Chg Med	-12%	18%	-56%	139%	-23%	-6%
Avg $	$209,300	$305,250	$143,733	$299,975	$266,333	$313,642
% Chg Avg	-19%	46%	-53%	109%	-11%	18%
Avg DOM	107	77	141	94	83	81
% Chg DOM	0%	-28%	83%	-33%	-12%	-3%
Sheffield						
# Sales	32	30	21	27	23	21
% Chg #	3%	-6%	-30%	29%	-15%	-9%
$ Sold	$21,295,200	$15,791,000	$14,833,450	$23,293,550	$16,966,650	$18,014,500
% Chg $	37%	-26%	-6%	57%	-27%	6%
Median $	$526,250	$492,000	$560,000	$525,000	$559,000	$638,500
% Chg Med	32%	-7%	14%	-6%	6%	14%
Avg $	$665,475	$526,367	$706,355	$862,724	$737,680	$857,833
% Chg Avg	33%	-21%	34%	22%	-14%	16%
Avg DOM	175	107	116	149	145	211
% Chg DOM	11%	-39%	8%	29%	-3%	46%
Stockbridge						
# Sales	30	25	24	17	17	27
% Chg #	3%	-17%	-4%	-29%	0%	59%
$ Sold	$32,036,500	$19,055,000	$18,065,000	$13,959,250	$17,875,000	$28,042,250
% Chg $	66%	-41%	-5%	-23%	28%	57%
Median $	$760,000	$594,000	$677,500	$666,750	$895,000	$670,000
% Chg Med	54%	-22%	14%	-2%	34%	-25%
Avg $	$1,067,883	$762,200	$752,708	$821,132	$1,051,471	$1,038,602
% Chg Avg	61%	-29%	-1%	9%	28%	-1%
Avg DOM	199	88	94	98	58	117
% Chg DOM	-2%	-55%	6%	5%	-41%	103%

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Residential Historical Report by City/Town

Jan–Sept Q3 YTD	2021	2022	2023	2024	2025	2026
Tyringham						
# Sales	3	8	1	5	3	2
% Chg #	50%	167%	-88%	400%	-40%	-33%
$ Sold	$1,401,000	$8,830,000	$955,000	$3,466,000	$2,030,000	$2,013,000
% Chg $	-64%	530%	-89%	263%	-41%	-1%
Median $	$406,000	$752,500	$955,000	$701,000	$605,000	$1,006,500
% Chg Med	-79%	85%	27%	-27%	-14%	66%
Avg $	$467,000	$1,103,750	$955,000	$693,200	$676,667	$1,006,500
% Chg Avg	-76%	136%	-13%	-27%	-2%	49%
Avg DOM	191	157	54	152	184	165
% Chg DOM	-64%	-18%	-66%	182%	21%	-11%
Washington						
# Sales	4	4	2	2	7	4
% Chg #	-33%	0%	-50%	0%	250%	-43%
$ Sold	$1,324,000	$1,465,000	$800,000	$674,000	$2,509,500	$1,743,000
% Chg $	4%	11%	-45%	-16%	272%	-31%
Median $	$312,000	$407,500	$400,000	$337,000	$369,500	$465,000
% Chg Med	49%	31%	-2%	-16%	10%	26%
Avg $	$331,000	$366,250	$400,000	$337,000	$358,500	$435,750
% Chg Avg	56%	11%	9%	-16%	6%	22%
Avg DOM	107	61	212	150	104	114
% Chg DOM	7%	-43%	247%	-29%	-30%	9%
West Stockbridge						
# Sales	20	18	12	6	13	24
% Chg #	-17%	-10%	-33%	-50%	117%	85%
$ Sold	$18,612,500	$18,366,500	$8,589,000	$6,850,000	$8,144,000	$21,194,650
% Chg $	42%	-1%	-53%	-20%	19%	160%
Median $	$648,500	$666,000	$731,000	$625,000	$545,000	$664,500
% Chg Med	41%	3%	10%	-15%	-13%	22%
Avg $	$930,625	$1,020,361	$715,750	$1,141,667	$626,462	$883,110
% Chg Avg	70%	10%	-30%	60%	-45%	41%
Avg DOM	119	120	60	179	101	98
% Chg DOM	-76%	1%	-50%	197%	-44%	-3%

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Residential Historical Report by City/Town

Jan–Sept Q3 YTD	2021	2022	2023	2024	2025	2026
Williamstown						
# Sales	54	43	40	25	49	29
% Chg #	-4%	-20%	-7%	-38%	96%	-41%
$ Sold	$29,563,780	$29,079,217	$23,760,050	$13,466,900	$32,156,621	$16,454,650
% Chg $	21%	-2%	-18%	-43%	139%	-49%
Median $	$412,500	$559,000	$473,000	$420,000	$526,000	$549,000
% Chg Med	26%	36%	-15%	-11%	25%	4%
Avg $	$547,477	$676,261	$594,001	$538,676	$656,258	$567,402
% Chg Avg	25%	24%	-12%	-9%	22%	-14%
Avg DOM	137	108	81	91	119	90
% Chg DOM	-21%	-21%	-25%	12%	32%	-25%
Windsor						
# Sales	5	7	5	8	5	4
% Chg #	-38%	40%	-29%	60%	-38%	-20%
$ Sold	$1,689,000	$2,672,750	$1,959,000	$4,532,000	$1,897,500	$1,510,100
% Chg $	-26%	58%	-27%	131%	-58%	-20%
Median $	$331,000	$370,000	$449,500	$540,000	$425,000	$367,550
% Chg Med	13%	12%	21%	20%	-21%	-14%
Avg $	$337,800	$381,821	$391,800	$566,500	$379,500	$377,525
% Chg Avg	19%	13%	3%	45%	-33%	-1%
Avg DOM	97	100	179	93	130	104
% Chg DOM	-15%	3%	80%	-48%	40%	-20%

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