

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lanesborough

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	3	+ 50.0%	30	46	+ 53.3%
Closed Sales	2	5	+ 150.0%	29	45	+ 55.2%
Median Sales Price*	\$435,000	\$384,500	- 11.6%	\$320,300	\$360,000	+ 12.4%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	5.2	1.6	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	129	120	- 7.0%	88	75	- 14.8%
Percent of Original List Price Received*	93.4%	89.0%	- 4.7%	92.3%	95.4%	+ 3.4%
New Listings	2	2	0.0%	42	51	+ 21.4%

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

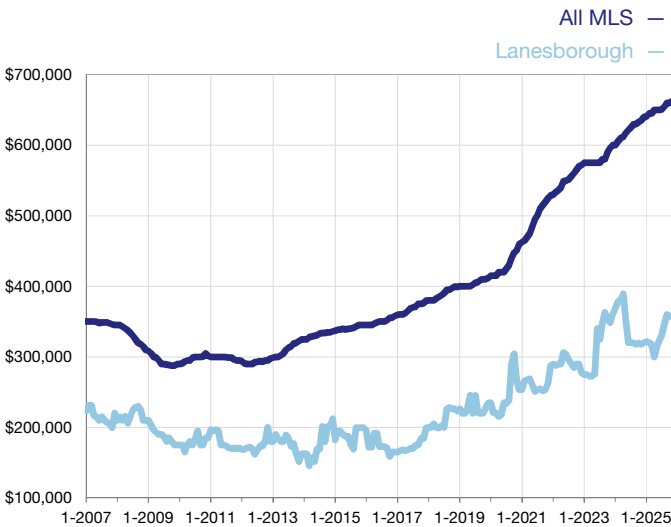
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$132,500	\$146,000	+ 10.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	65	197	+ 203.1%
Percent of Original List Price Received*	0.0%	0.0%	--	94.9%	96.2%	+ 1.4%
New Listings	1	0	- 100.0%	4	3	- 25.0%

* 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

