

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lanesborough

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	10	5	- 50.0%
Closed Sales	3	1	- 66.7%	12	5	- 58.3%
Median Sales Price*	\$250,000	\$1,256,500	+ 402.6%	\$307,500	\$745,000	+ 142.3%
Inventory of Homes for Sale	7	16	+ 128.6%	--	--	--
Months Supply of Inventory	2.8	4.7	+ 67.9%	--	--	--
Cumulative Days on Market Until Sale	79	49	- 38.0%	90	121	+ 34.4%
Percent of Original List Price Received*	98.0%	95.6%	- 2.4%	91.8%	95.5%	+ 4.0%
New Listings	2	9	+ 350.0%	8	17	+ 112.5%

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

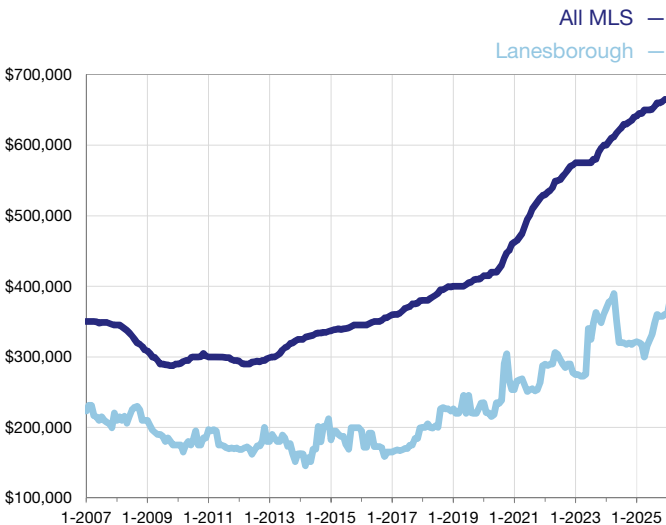
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$146,000	\$145,000	- 0.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	212	117	- 44.8%
Percent of Original List Price Received*	0.0%	0.0%	--	94.9%	93.8%	- 1.2%
New Listings	0	0	--	0	1	--

* 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

