

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Lanesborough

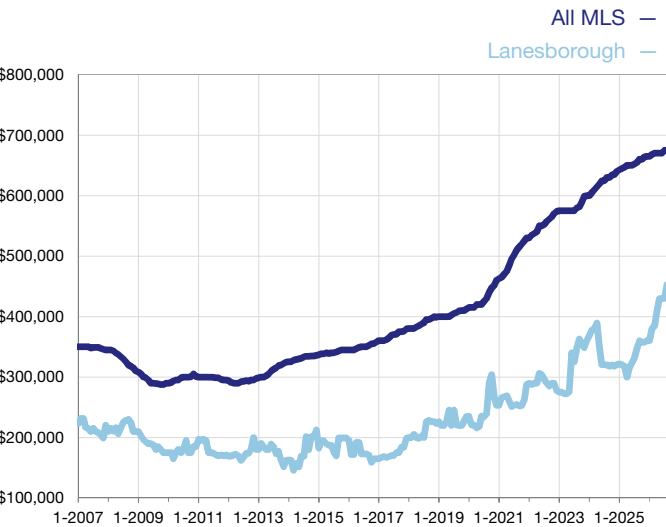
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	25	26	+ 4.0%
Closed Sales	6	4	- 33.3%	22	22	0.0%
Median Sales Price*	\$407,750	\$392,500	- 3.7%	\$355,000	\$513,500	+ 44.6%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	6.0	3.3	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	35	60	+ 71.4%	67	106	+ 58.2%
Percent of Original List Price Received*	104.0%	94.7%	- 8.9%	96.6%	94.6%	- 2.1%
New Listings	5	2	- 60.0%	35	43	+ 22.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	3	2	- 33.3%
Closed Sales	0	0	--	3	3	0.0%
Median Sales Price*	\$0	\$0	--	\$146,000	\$145,000	- 0.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	197	117	- 40.6%
Percent of Original List Price Received*	0.0%	0.0%	--	96.2%	93.8%	- 2.5%
New Listings	0	0	--	1	1	0.0%

* 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

