# Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

# Bernardston

## Single-Family Properties

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 1 | **1** | 0.0% | 21 | **14** | - 33.3% |
| Closed Sales | 3 | **0** | - 100.0% | 20 | **13** | - 35.0% |
| Median Sales Price* | $375,000 | **$0** | - 100.0% | $385,750 | **$385,000** | - 0.2% |
| Inventory of Homes for Sale | 6 | **6** | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | **3.8** | + 40.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 29 | **0** | - 100.0% | 36 | **52** | + 44.4% |
| Percent of Original List Price Received* | 96.4% | **0.0%** | - 100.0% | 99.2% | **98.6%** | - 0.6% |
| New Listings | 0 | **0** | -- | 24 | **21** | - 12.5% |

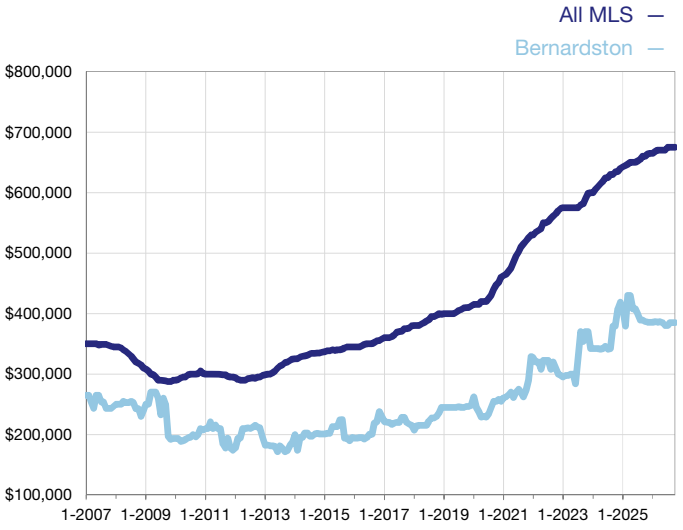
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

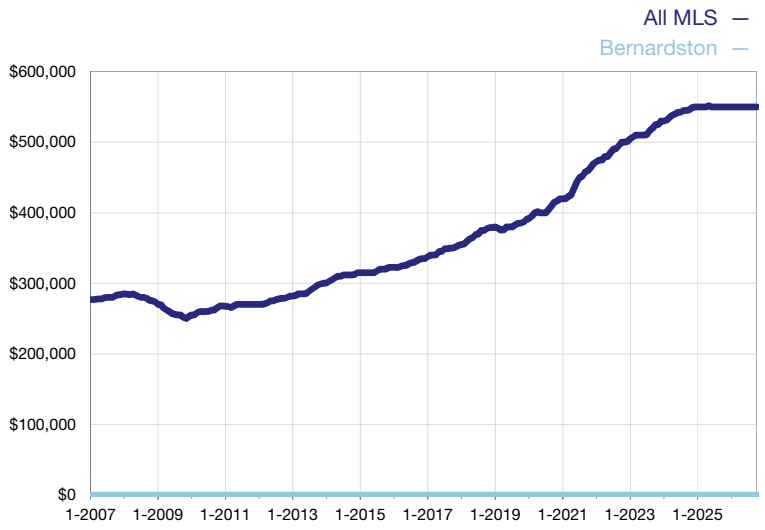
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 0 | **0** | -- | 0 | **0** | -- |
| Closed Sales | 0 | **0** | -- | 0 | **0** | -- |
| Median Sales Price* | $0 | **$0** | -- | $0 | **$0** | -- |
| Inventory of Homes for Sale | 0 | **0** | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | **0.0** | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | **0** | -- | 0 | **0** | -- |
| Percent of Original List Price Received* | 0.0% | **0.0%** | -- | 0.0% | **0.0%** | -- |
| New Listings | 0 | **0** | -- | 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




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