Local Market Update – October 2026

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

Clarksburg

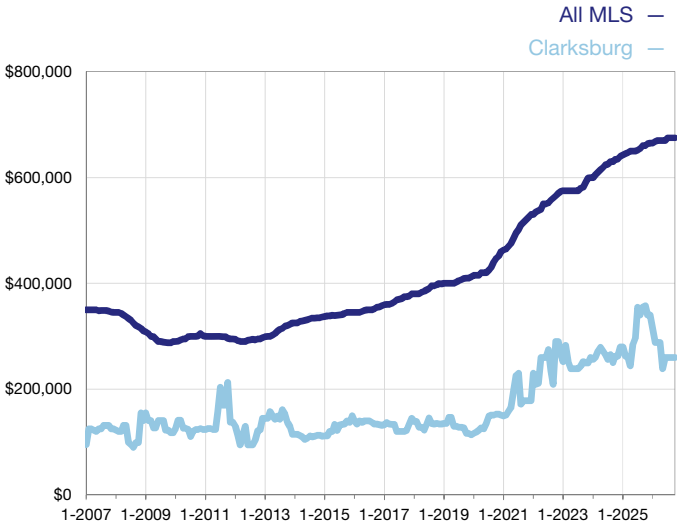
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**1**	- 66.7%	15	**11**	- 26.7%
Closed Sales	0	**1**	--	12	**10**	- 16.7%
Median Sales Price*	$0	**$10,000**	--	$347,500	**$259,950**	- 25.2%
Inventory of Homes for Sale	2	**3**	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	**1.9**	+ 90.0%	--	--	--
Cumulative Days on Market Until Sale	0	**5**	--	101	**61**	- 39.6%
Percent of Original List Price Received*	0.0%	**100.0%**	--	95.7%	**95.2%**	- 0.5%
New Listings	0	**2**	--	16	**16**	0.0%

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

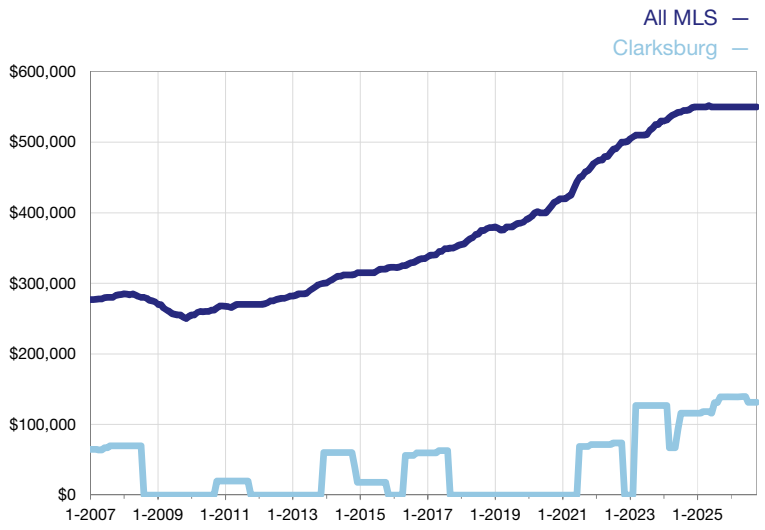
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	1	**2**	+ 100.0%
Closed Sales	0	**0**	--	1	**2**	+ 100.0%
Median Sales Price*	$0	**$0**	--	$139,000	**$131,200**	- 5.6%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	50	**103**	+ 106.0%
Percent of Original List Price Received*	0.0%	**0.0%**	--	99.4%	**95.4%**	- 4.0%
New Listings	0	**0**	--	1	**2**	+ 100.0%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.