Local Market Update – October 2026

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

Colrain

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	8	**5**	- 37.5%
Closed Sales	1	**1**	0.0%	7	**5**	- 28.6%
Median Sales Price*	$503,000	**$229,500**	- 54.4%	$425,000	**$365,000**	- 14.1%
Inventory of Homes for Sale	2	**2**	0.0%	--	--	--
Months Supply of Inventory	1.1	**1.6**	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	33	**24**	- 27.3%	65	**180**	+ 176.9%
Percent of Original List Price Received*	91.5%	**96.0%**	+ 4.9%	93.2%	**89.9%**	- 3.5%
New Listings	0	**0**	--	8	**6**	- 25.0%

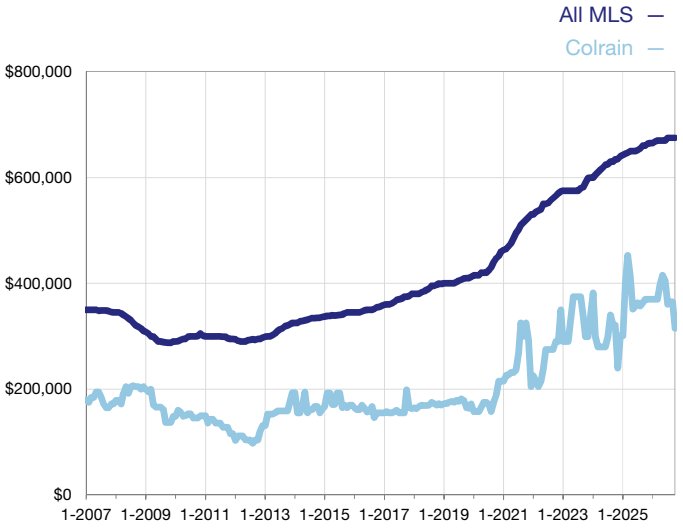
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

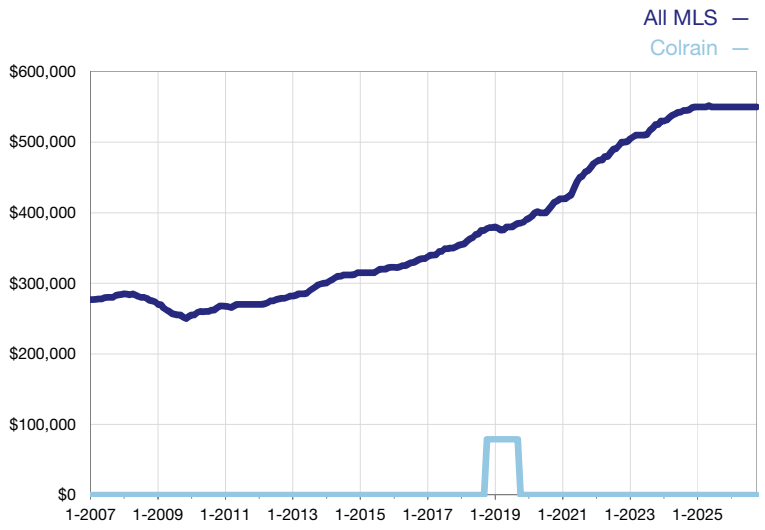
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
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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