Local Market Update – October 2026

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

Lanesborough

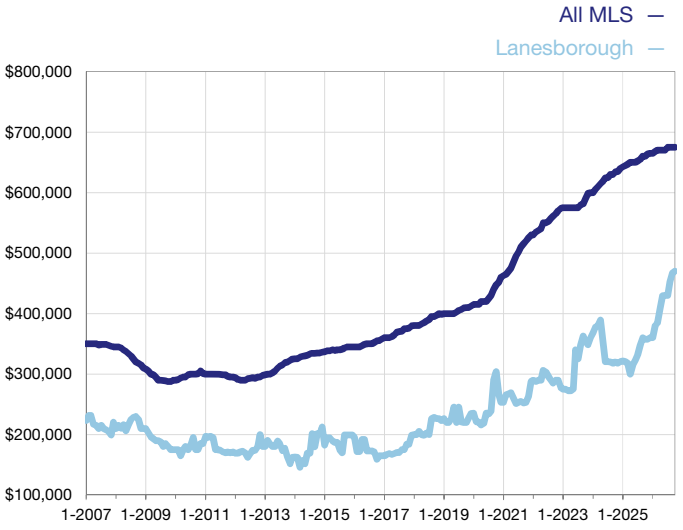
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**0**	- 100.0%	38	**28**	- 26.3%
Closed Sales	5	**1**	- 80.0%	30	**29**	- 3.3%
Median Sales Price*	$469,000	**$625,000**	+ 33.3%	$370,000	**$565,000**	+ 52.7%
Inventory of Homes for Sale	9	**16**	+ 77.8%	--	--	--
Months Supply of Inventory	2.6	**4.6**	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	66	**171**	+ 159.1%	73	**99**	+ 35.6%
Percent of Original List Price Received*	93.6%	**86.2%**	- 7.9%	94.9%	**94.1%**	- 0.8%
New Listings	4	**3**	- 25.0%	44	**49**	+ 11.4%

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

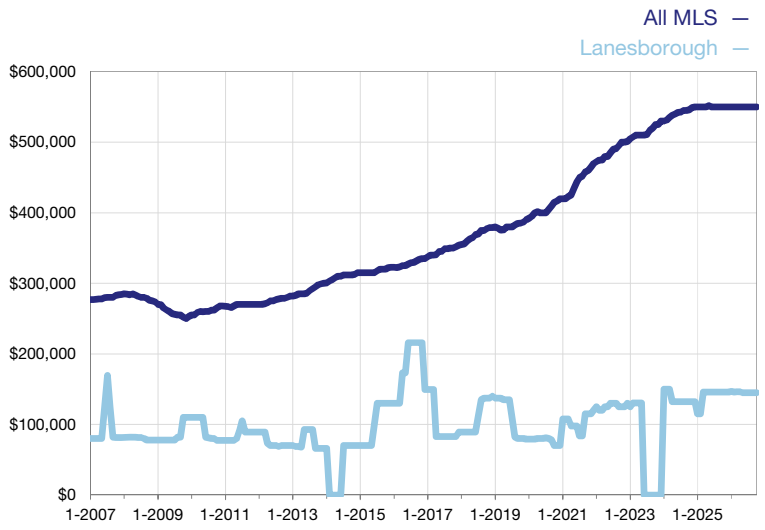
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	3	**2**	- 33.3%
Closed Sales	0	**0**	--	3	**3**	0.0%
Median Sales Price*	$0	**$0**	--	$146,000	**$145,000**	- 0.7%
Inventory of Homes for Sale	2	**0**	- 100.0%	--	--	--
Months Supply of Inventory	2.0	**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**	--	2	**1**	- 50.0%

* 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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