Local Market Update – October 2026

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

West Stockbridge

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**1**	- 66.7%	21	**27**	+ 28.6%
Closed Sales	3	**3**	0.0%	16	**28**	+ 75.0%
Median Sales Price*	$525,000	**$581,000**	+ 10.7%	$535,000	**$620,500**	+ 16.0%
Inventory of Homes for Sale	14	**8**	- 42.9%	--	--	--
Months Supply of Inventory	5.1	**2.9**	- 43.1%	--	--	--
Cumulative Days on Market Until Sale	126	**70**	- 44.4%	105	**94**	- 10.5%
Percent of Original List Price Received*	84.2%	**97.3%**	+ 15.6%	92.1%	**94.9%**	+ 3.0%
New Listings	1	**1**	0.0%	34	**25**	- 26.5%

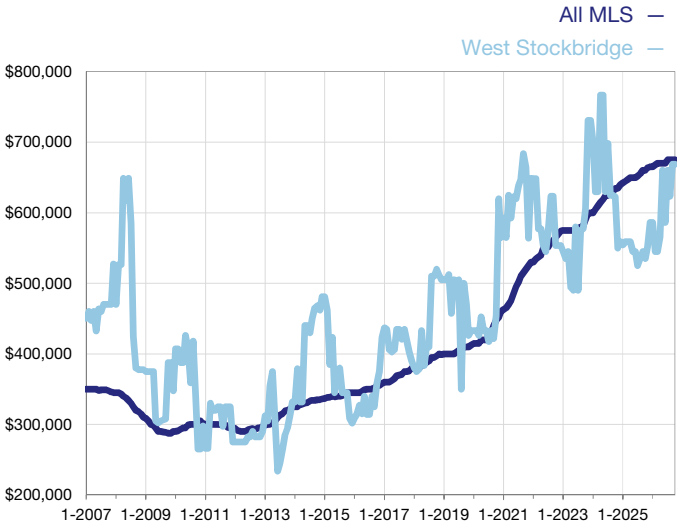
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

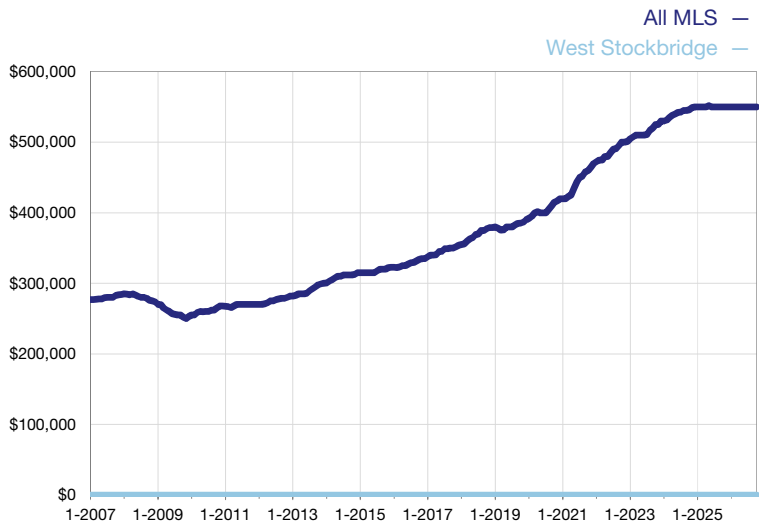
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--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