



# FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

## The FY 2026 Pittsfield, MA HUD Metro FMR Area FMRs for All Bedroom Sizes

| Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms |            |             |             |               |              |
|---|------------|-------------|-------------|---------------|--------------|
| Year  | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
| FY 2026 FMR   | \$1,245    | \$1,269     | \$1,626     | \$2,109       | \$2,577      |
| FY 2025 FMR   | \$1,077    | \$1,234     | \$1,571     | \$2,016       | \$2,166      |

Adams town, Massachusetts is part of the Pittsfield, MA HUD Metro FMR Area, which consists of the following towns: Adams town (Berkshire County), MA; Cheshire town (Berkshire County), MA; Dalton town (Berkshire County), MA; Hinsdale town (Berkshire County), MA; Lanesborough town (Berkshire County), MA; Lee town (Berkshire County), MA; Lenox town (Berkshire County), MA; Pittsfield city (Berkshire County), MA; Richmond town (Berkshire County), MA; and Stockbridge town (Berkshire County), MA. All information here applies to the entirety of the Pittsfield, MA HUD Metro FMR Area.

### Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

- 1. Calculate the Base Rent:** HUD uses 2019-2023 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2026, provided the estimate is statistically reliable. For FY2026, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2019-2023 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above.