



FY 2024 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2024 Berkshire County, MA (part) HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2024 & Final FY 2023 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2024 FMR	\$983	\$1,104	\$1,451	\$1,754	\$2,396
FY 2023 FMR	\$959	\$1,089	\$1,434	\$1,745	\$2,106

Alford town, Massachusetts is part of the Berkshire County, MA (part) HUD Metro FMR Area, which consists of the following towns: Alford town (Berkshire County), MA; Becket town (Berkshire County), MA; Clarksburg town (Berkshire County), MA; Egremont town (Berkshire County), MA; Florida town (Berkshire County), MA; Great Barrington town (Berkshire County), MA; Hancock town (Berkshire County), MA; Monterey town (Berkshire County), MA; Mount Washington town (Berkshire County), MA; New Ashford town (Berkshire County), MA; New Marlborough town (Berkshire County), MA; North Adams city (Berkshire County), MA; Otis town (Berkshire County), MA; Peru town (Berkshire County), MA; Sandisfield town (Berkshire County), MA; Savoy town (Berkshire County), MA; Sheffield town (Berkshire County), MA; Tyringham town (Berkshire County), MA; Washington town (Berkshire County), MA; West Stockbridge town (Berkshire County), MA; Williamstown town (Berkshire County), MA; and Windsor town (Berkshire County), MA. All information here applies to the entirety of the Berkshire County, MA (part) 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 2017-2021 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 FY2024, provided the estimate is statistically reliable. For FY2024, 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.