

Stockbridge

Voter Registration Profile as of 2026-04-21

SUMMARY

Total registered voters	1,675
Active / Inactive	1,600 / 75 (95.5% active)
Residents on town census (17+)	1,732
Residents not registered to vote	60
Unique residential addresses	771
Voters per address	2.17
Share of voters 65 or older	53.7%

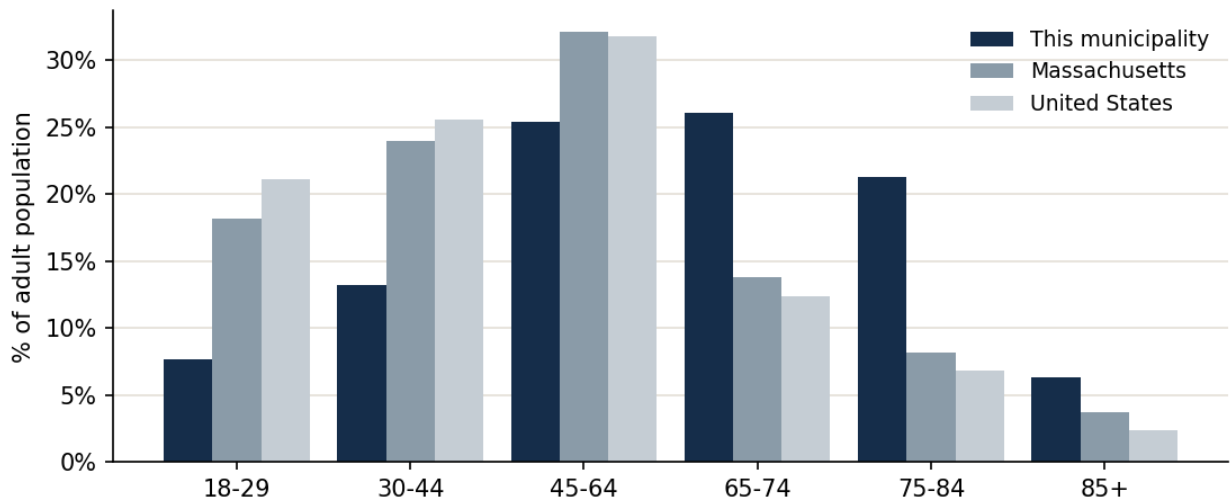
Stockbridge has 1,675 registered voters as of 2026-04-21, 95.5% of whom are on the active roll. Voters live at 771 distinct residential addresses — a voters-per-address ratio of 2.17, consistent with a population concentrated in multi-adult households. The most striking characteristic of Stockbridge's electorate is its age: 53.7% of registered voters are 65 or older, compared to 25.7% of Massachusetts adults and 21.6% nationally. The annual street listing (MGL c.51 §4 town census) captured 1,732 residents age 17 or older, of whom 60 were not on the voter roll.

AGE DISTRIBUTION

Voter age vs. state and national baselines

The voter age distribution skews dramatically older than both state and national baselines. The 65+ share (53.7%) is 2.1 times the Massachusetts adult rate. Only 20.9% of voters are under 45. For context, this distribution is the electoral footprint of a community where retirees and near-retirees form the majority of the registered electorate, not simply a plurality. Any planning that assumes a typical state-wide age mix will mis-estimate the composition of this population substantially.

Age distribution of registered voters vs. adult population baselines



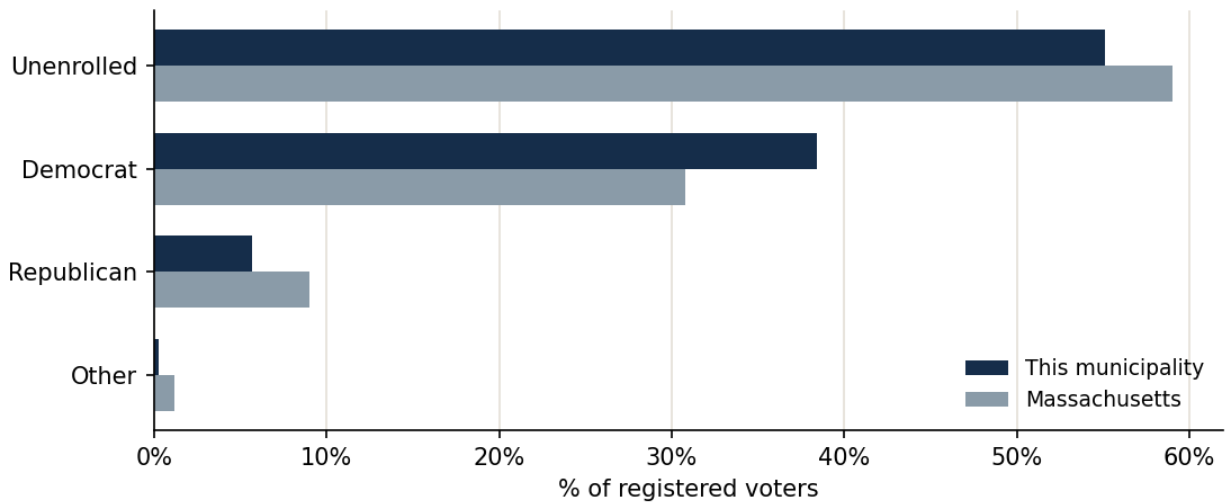
Age bucket	Voters	% of voters	MA adults	US adults	Skew vs MA
18-29	129	7.7%	18.2%	21.1%	-10.5 pp
30-44	221	13.2%	24.0%	25.6%	-10.8 pp
45-64	426	25.4%	32.1%	31.8%	-6.7 pp
65-74	437	26.1%	13.8%	12.4%	+12.3 pp
75-84	356	21.3%	8.2%	6.8%	+13.1 pp
85+	106	6.3%	3.7%	2.4%	+2.6 pp

PARTY AFFILIATION

Party enrollment relative to Massachusetts

Democratic enrollment is 38.4% locally vs. 30.8% statewide (+7.6 pp). Republican enrollment is 5.7% locally vs. 9.0% statewide (-3.3 pp). Unenrolled voters are 55.1% locally vs. 59.0% statewide (-3.9 pp).

Party affiliation vs. Massachusetts statewide baseline



Party	Voters	% of voters	MA statewide	Skew vs MA
Unenrolled	923	55.1%	59.0%	-3.9 pp
Democrat	644	38.4%	30.8%	+7.6 pp
Republican	95	5.7%	9.0%	-3.3 pp
Other	5	0.3%	1.2%	-0.9 pp
Libertarian	4	0.2%	—	—
Working families	3	0.2%	—	—
Green	1	0.1%	—	—

HOUSEHOLD DISTRIBUTION

Where voters live

The 1,675 voters live at 771 unique residential addresses. 510 of those addresses have two or more registered voters, and 84.4% of all voters live at a multi-voter address. A voters-per-address ratio of 2.17 suggests the typical registered voter shares a household with at least one other registered voter — consistent with a couples-dominated demographic. This count is useful as a denominator for mailing and household-level analysis: the roll represents approximately 771 deliverable households when collapsed to one piece per address.

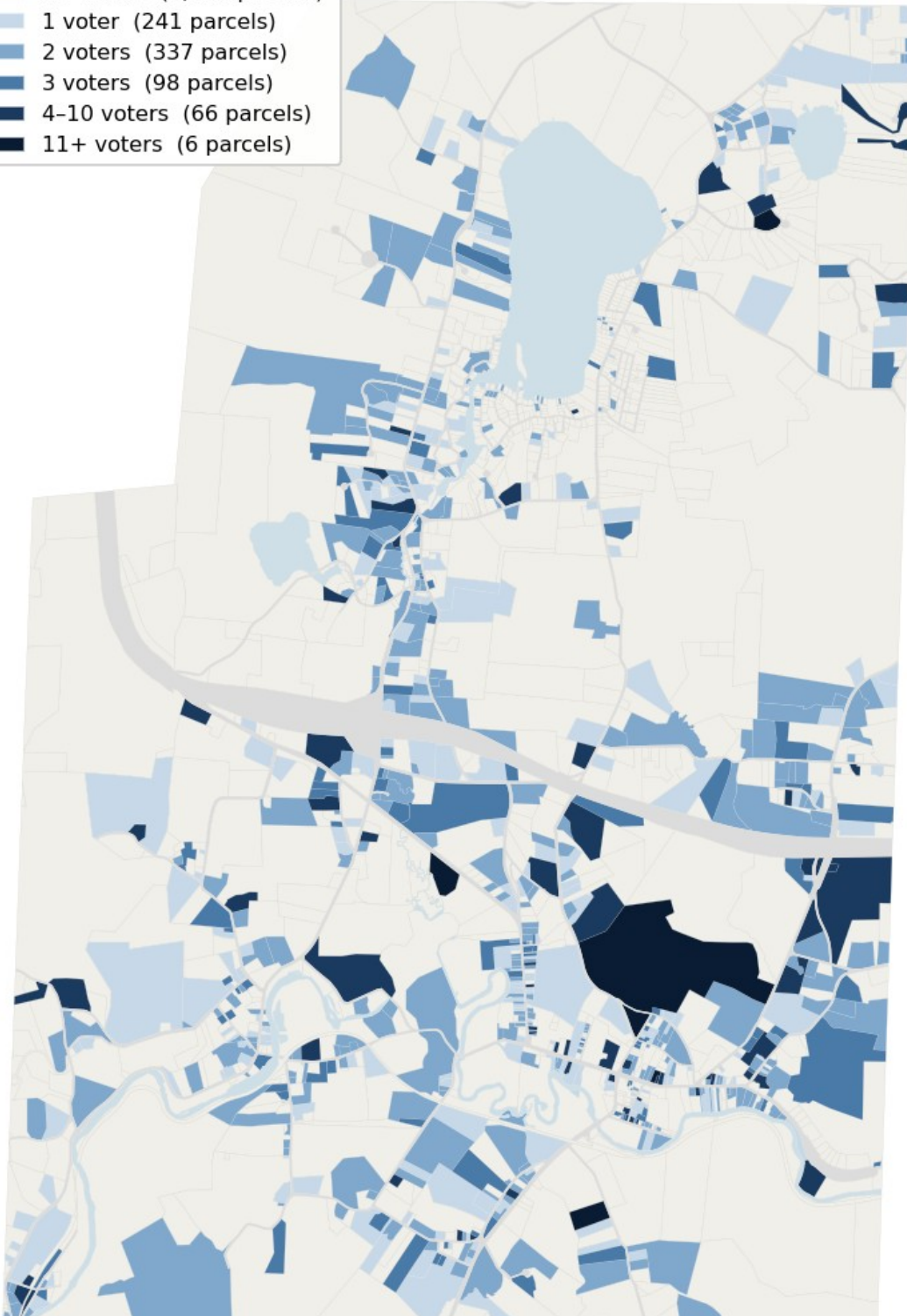
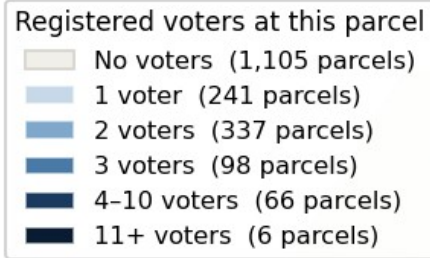
Unique residential addresses	771
Addresses with ≥2 voters	510
Voters per address (ratio)	2.17

% of voters in multi-voter households **84.4%**

Where voters live — on the map

The map below shows where Stockbridge's registered voters actually live, plotted parcel by parcel. Each colored parcel contains at least one registered voter; the color intensity reflects how many voters live there. Parcels shown in light gray have no registered voters on record — a mix of undeveloped land, commercial and civic properties, rental housing whose occupants haven't registered, and, significantly, residential properties whose owners are registered to vote at another primary address elsewhere. The pattern of dark vs. light parcels is the visual footprint of the community's second-home and seasonal-owner demographics. In this profile, 1,675 of 1,675 voters (100.0%) were matched to parcel polygons via the MassGIS Level 3 assessor dataset.

Stockbridge — where registered voters live
1,675 of 1,675 voters matched to 748 parcels (100.0% match rate)



KEY FINDING

Northern Stockbridge concentrates high-value, non-resident-owned property

The voter file reveals a structural fact about Stockbridge that neither data source shows on its own: property value and primary residency are systematically decoupled, concentrated in a specific geographic area, at a specific value threshold, and at a specific magnitude.

At the \$1 million+ threshold	Southern Stockbridge	Northern Stockbridge (Lake Mahkeenac area)	Townwide
Parcels at or above threshold	226	236	462
Share with a registered voter	58%	31%	44%
Combined assessed value	\$394M	\$480M	\$874M

The dividing line is Interlaken Crossroad. North of it — in Northern Stockbridge — 236 parcels are assessed at or above \$1 million, of which only 31% have a registered voter on record. In the southern portion of town, 226 parcels clear the same threshold, and 58% of those are voter-occupied. The numerical asymmetry — 69% vs 42% non-resident ownership at the high end — is the voter file's most consequential finding about Stockbridge.

The pattern has a straightforward geographic explanation. Proximity to Tanglewood, Lake Mahkeenac, and the Stockbridge Bowl drives property values sharply upward in this part of town, and the resulting premium is overwhelmingly realized by buyers whose primary residence is elsewhere. These owners pay Stockbridge's real estate tax in full. They simply vote, and participate civically, at another address.

In town-wide terms: 258 parcels valued at \$1 million or more carry no registered voter. Their combined assessed value is \$512M — 35% of Stockbridge's total assessed value. 162 of those 258 parcels (\$338M) are in Northern Stockbridge; the remaining 96 (\$174M) are distributed across the southern portion of town.

What this finding makes possible is analytical, not prescriptive. It establishes that Stockbridge has a non-resident owner base large enough to materially affect three separate lines of inquiry: a Residential Exemption Transfer (RTE) analysis, whose fiscal impact depends entirely on the size of the non-resident tax base; an assessment-equity review examining whether assessment-to-sale ratios differ systematically between year-round and seasonal properties; and a compliance review of the personal property, short-term rental, and motor-vehicle excise obligations that non-resident owners carry. Each of these is a separate analysis with its own data inputs. The voter file alone establishes that the relevant population is large enough to be worth investigating.

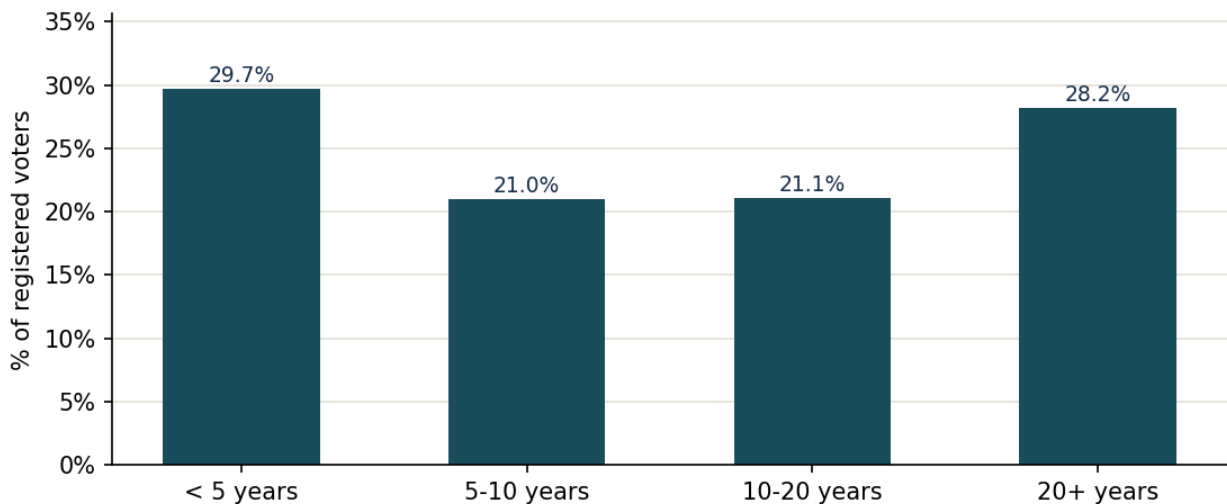
Parcels are assigned to Northern Stockbridge or Southern Stockbridge by parcel centroid, using Interlaken Crossroad as the dividing line. Value figures are the MassGIS FY25 assessor extract totals summed to LOC_ID, which lumps condominium units under their master parcel record. The \$1 million threshold is a round number approximating the town's 90th percentile of assessed value; the substantive findings are robust to modest threshold variation.

REGISTRATION TENURE

How long voters have been registered here

Registration tenure is notably bimodal: 29.7% of voters have registered in the last five years, while 28.2% have been registered for 20 years or longer. The recent-registration cohort is consistent with demographic turnover through property transactions and year-round conversion of seasonal residents. The long-tenure cohort reflects the town's established multi-generational residents. This split matters for outreach: communication patterns that work for long-established residents (local newspaper, word of mouth) do not reach the recent arrivals, and vice versa.

How long voters have been registered here



METHODOLOGY AND SOURCES

Voter registration and street listing data are the public records delivered by the Stockbridge Town Clerk's office pursuant to a Public Records Request submitted under MGL c.66 §10 and MGL c.51 §50. The 'as of' date (2026-04-21) reflects the date of request submission; the clerk's export may carry a slightly later actual export timestamp. Address Confidentiality Program records (MGL c.9A) were requested excluded and are assumed not present in the data.

State and national age benchmarks are from the U.S. Census Bureau's American Community Survey (ACS 2019-2023 5-Year Estimates), expressed as shares of the adult (18+) population so they are comparable to the voter roll (which by construction only captures adults). Massachusetts statewide party enrollment is from the MA Secretary of State Feb 2024 enrollment report.

Parcel geometry is from the MassGIS Level 3 Standardized Assessors' Parcels dataset, FY25 vintage. Voter addresses are matched to parcel polygons through a multi-pass pipeline: USPS-standard suffix normalization, per-municipality clerk/assessor street-name alias mapping, condo-suffix stripping, compound-parcel expansion, and nearest-house-number snapping for small gaps in the assessor's numbering sequence. Voters' canonical address records are unmodified; the matching is performed only for visualization.

This report was generated by the Parcenomics municipal analytics pipeline. The profile can be reproduced by rerunning the voter_report module against the same database snapshot.

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