

Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	23	31	+ 34.8%	360	380	+ 5.6%
Closed Sales	23	30	+ 30.4%	336	370	+ 10.1%
Median Sales Price*	\$159,000	\$185,000	+ 16.4%	\$154,000	\$162,000	+ 5.2%
Inventory of Homes for Sale	236	170	- 28.0%	--	--	--
Months Supply of Inventory	7.8	5.1	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	100	63	- 37.0%	82	74	- 9.8%
Percent of Original List Price Received*	90.9%	91.7%	+ 0.9%	92.1%	93.6%	+ 1.6%
New Listings	41	28	- 31.7%	593	553	- 6.7%

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

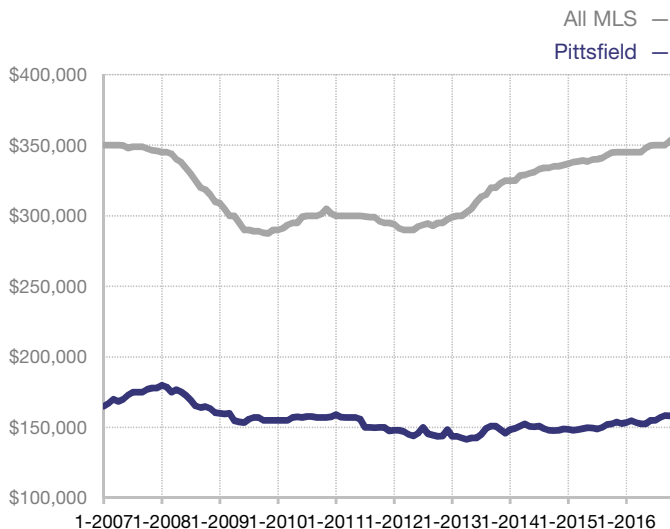
Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	2	1	- 50.0%	24	25	+ 4.2%
Closed Sales	1	3	+ 200.0%	22	25	+ 13.6%
Median Sales Price*	\$230,000	\$91,000	- 60.4%	\$165,450	\$159,900	- 3.4%
Inventory of Homes for Sale	46	55	+ 19.6%	--	--	--
Months Supply of Inventory	17.3	21.6	+ 24.9%	--	--	--
Cumulative Days on Market Until Sale	295	419	+ 42.0%	174	171	- 1.7%
Percent of Original List Price Received*	100.2%	92.8%	- 7.4%	92.5%	93.3%	+ 0.9%
New Listings	4	2	- 50.0%	57	59	+ 3.5%

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

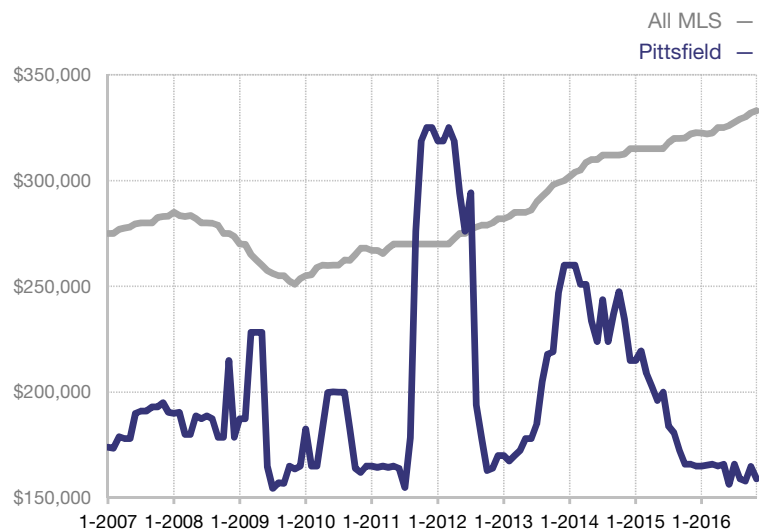
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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