

Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	25	+ 8.7%	23	25	+ 8.7%
Closed Sales	27	37	+ 37.0%	27	37	+ 37.0%
Median Sales Price*	\$183,150	\$198,000	+ 8.1%	\$183,150	\$198,000	+ 8.1%
Inventory of Homes for Sale	76	35	- 53.9%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	61	31	- 49.2%	61	31	- 49.2%
Percent of Original List Price Received*	94.5%	99.2%	+ 5.0%	94.5%	99.2%	+ 5.0%
New Listings	32	13	- 59.4%	32	13	- 59.4%

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

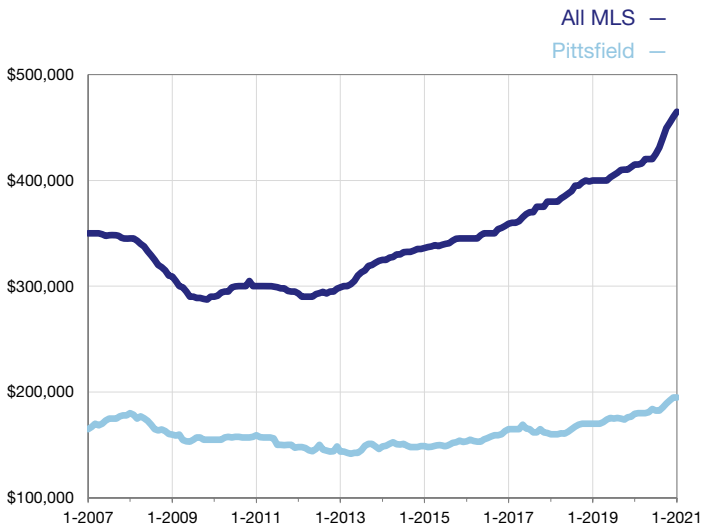
Condominium Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$165,000	\$130,000	- 21.2%	\$165,000	\$130,000	- 21.2%
Inventory of Homes for Sale	18	4	- 77.8%	--	--	--
Months Supply of Inventory	4.5	0.9	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	117	26	- 77.8%	117	26	- 77.8%
Percent of Original List Price Received*	92.9%	92.9%	0.0%	92.9%	92.9%	0.0%
New Listings	2	2	0.0%	2	2	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

