

# Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pittsfield

### Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	53	38	- 28.3%	413	375	- 9.2%
Closed Sales	60	42	- 30.0%	359	351	- 2.2%
Median Sales Price*	\$196,000	<b>\$246,500</b>	+ 25.8%	\$190,153	<b>\$230,000</b>	+ 21.0%
Inventory of Homes for Sale	79	55	- 30.4%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	29	21	- 27.6%	39	26	- 33.3%
Percent of Original List Price Received*	98.1%	<b>98.7%</b>	+ 0.6%	97.5%	<b>100.8%</b>	+ 3.4%
New Listings	50	42	- 16.0%	479	425	- 11.3%

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

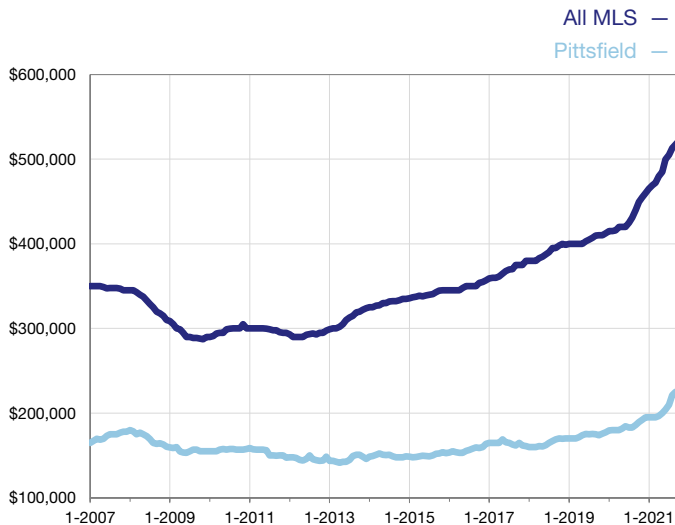
### Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	4	+ 100.0%	42	29	- 31.0%
Closed Sales	9	1	- 88.9%	42	23	- 45.2%
Median Sales Price*	\$145,500	<b>\$559,500</b>	+ 284.5%	\$231,543	<b>\$185,000</b>	- 20.1%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.1	3.1	+ 181.8%	--	--	--
Cumulative Days on Market Until Sale	190	40	- 78.9%	133	40	- 69.9%
Percent of Original List Price Received*	92.5%	<b>100.0%</b>	+ 8.1%	93.2%	<b>99.0%</b>	+ 6.2%
New Listings	1	6	+ 500.0%	36	40	+ 11.1%

\* 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

