

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	22	0.0%	22	22	0.0%
Closed Sales	28	21	- 25.0%	28	21	- 25.0%
Median Sales Price*	\$265,000	\$210,000	- 20.8%	\$265,000	\$210,000	- 20.8%
Inventory of Homes for Sale	34	28	- 17.6%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	77	63	- 18.2%	77	63	- 18.2%
Percent of Original List Price Received*	99.3%	94.1%	- 5.2%	99.3%	94.1%	- 5.2%
New Listings	21	20	- 4.8%	21	20	- 4.8%

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

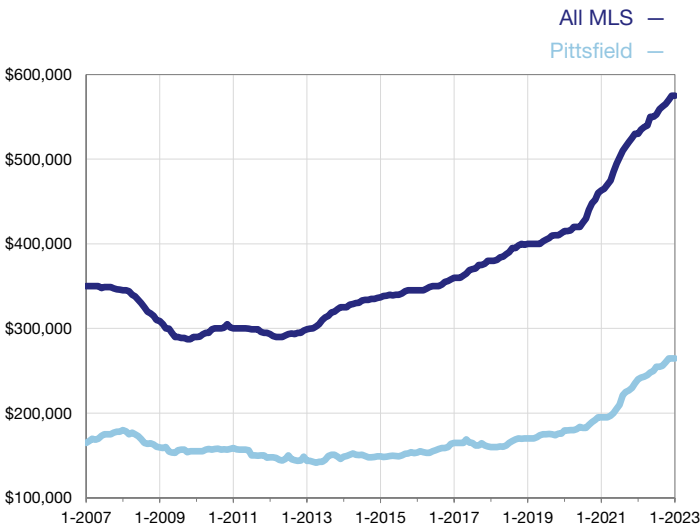
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$504,750	\$190,000	- 62.4%	\$504,750	\$190,000	- 62.4%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	138	147	+ 6.5%	138	147	+ 6.5%
Percent of Original List Price Received*	97.2%	88.4%	- 9.1%	97.2%	88.4%	- 9.1%
New Listings	0	1	--	0	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

