

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pittsfield

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	14	- 46.2%	48	37	- 22.9%
Closed Sales	26	11	- 57.7%	54	32	- 40.7%
Median Sales Price*	\$227,500	<b>\$215,000</b>	- 5.5%	\$243,750	<b>\$212,500</b>	- 12.8%
Inventory of Homes for Sale	30	22	- 26.7%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	79	61	- 22.8%	78	62	- 20.5%
Percent of Original List Price Received*	99.4%	97.1%	- 2.3%	99.4%	95.1%	- 4.3%
New Listings	26	11	- 57.7%	47	31	- 34.0%

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

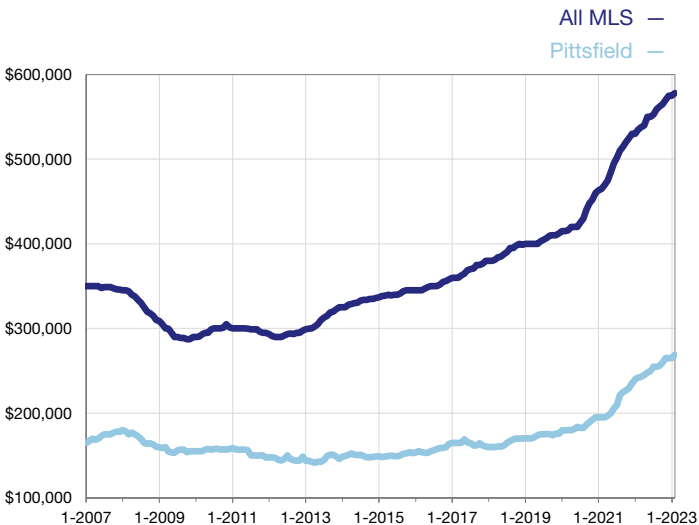
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	2	4	+ 100.0%
Closed Sales	2	2	0.0%	4	3	- 25.0%
Median Sales Price*	\$334,000	<b>\$150,000</b>	- 55.1%	\$465,000	<b>\$160,000</b>	- 65.6%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.5	2.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	88	100	+ 13.6%	113	116	+ 2.7%
Percent of Original List Price Received*	98.3%	98.3%	0.0%	97.8%	95.0%	- 2.9%
New Listings	3	3	0.0%	3	4	+ 33.3%

\* 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

