Local Market Update – October 2016

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Pittsfield

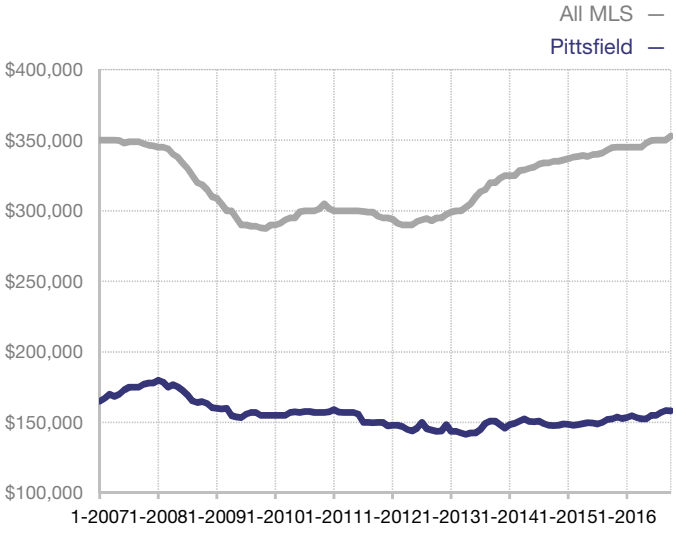
Single-Family Properties	October			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	38	**20**	- 47.4%	337	**343**	+ 1.8%
Closed Sales	27	**38**	+ 40.7%	313	**339**	+ 8.3%
Median Sales Price*	$165,000	**$157,000**	- 4.8%	$152,750	**$159,000**	+ 4.1%
Inventory of Homes for Sale	239	**200**	- 16.3%	--	--	--
Months Supply of Inventory	7.9	**6.1**	- 22.8%	--	--	--
Cumulative Days on Market Until Sale	48	**52**	+ 8.3%	81	**75**	- 7.4%
Percent of Original List Price Received*	89.7%	**91.7%**	+ 2.2%	92.1%	**93.7%**	+ 1.7%
New Listings	55	**51**	- 7.3%	552	**523**	- 5.3%

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

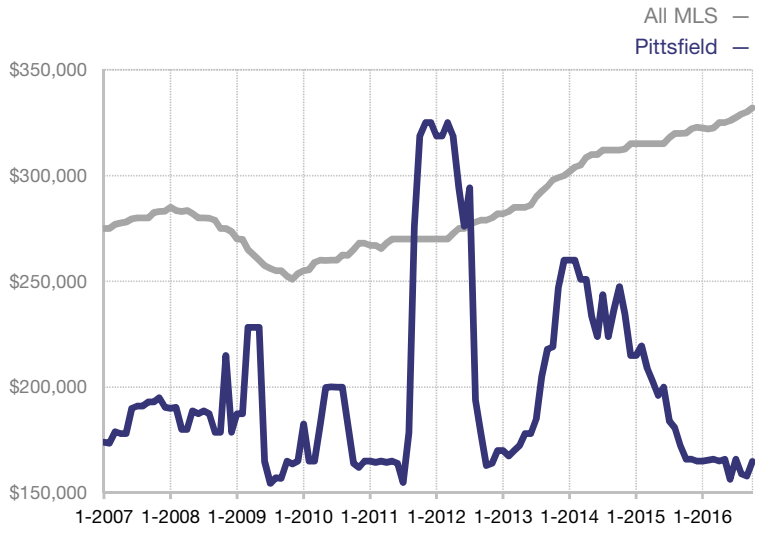
Condominium Properties	October			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	1	**1**	0.0%	22	**23**	+ 4.5%
Closed Sales	3	**2**	- 33.3%	21	**22**	+ 4.8%
Median Sales Price*	$157,000	**$226,500**	+ 44.3%	$165,000	**$164,950**	- 0.0%
Inventory of Homes for Sale	48	**56**	+ 16.7%	--	--	--
Months Supply of Inventory	18.0	**23.7**	+ 31.7%	--	--	--
Cumulative Days on Market Until Sale	152	**39**	- 74.3%	168	**136**	- 19.0%
Percent of Original List Price Received*	91.0%	**91.3%**	+ 0.3%	92.1%	**93.4%**	+ 1.4%
New Listings	5	**3**	- 40.0%	53	**57**	+ 7.5%

* 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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