

Local Market Update – December 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	21	19	- 9.5%	420	460	+ 9.5%
Closed Sales	35	35	0.0%	428	454	+ 6.1%
Median Sales Price*	\$160,500	\$170,000	+ 5.9%	\$161,000	\$170,000	+ 5.6%
Inventory of Homes for Sale	130	111	- 14.6%	--	--	--
Months Supply of Inventory	3.6	2.9	- 19.4%	--	--	--
Cumulative Days on Market Until Sale	58	43	- 25.9%	67	66	- 1.5%
Percent of Original List Price Received*	92.3%	94.1%	+ 2.0%	93.3%	93.5%	+ 0.2%
New Listings	22	19	- 13.6%	558	574	+ 2.9%

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

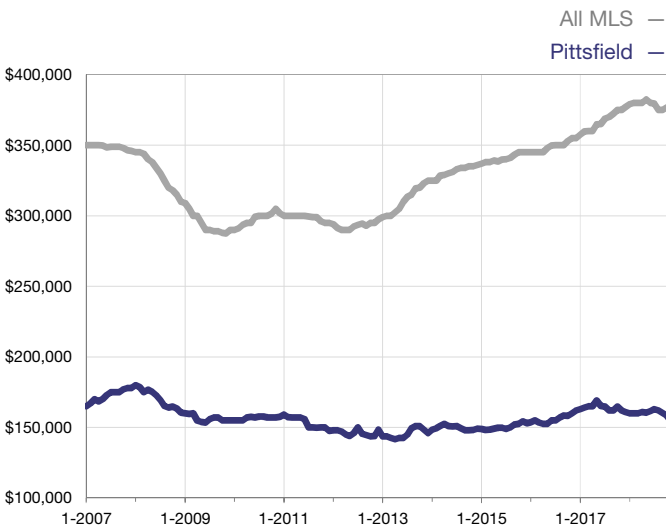
Condominium Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	2	1	- 50.0%	38	36	- 5.3%
Closed Sales	2	4	+ 100.0%	35	38	+ 8.6%
Median Sales Price*	\$385,000	\$380,000	- 1.3%	\$170,000	\$195,000	+ 14.7%
Inventory of Homes for Sale	33	16	- 51.5%	--	--	--
Months Supply of Inventory	11.3	4.6	- 59.3%	--	--	--
Cumulative Days on Market Until Sale	90	287	+ 218.9%	182	140	- 23.1%
Percent of Original List Price Received*	90.1%	90.5%	+ 0.4%	90.5%	92.7%	+ 2.4%
New Listings	3	3	0.0%	57	54	- 5.3%

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

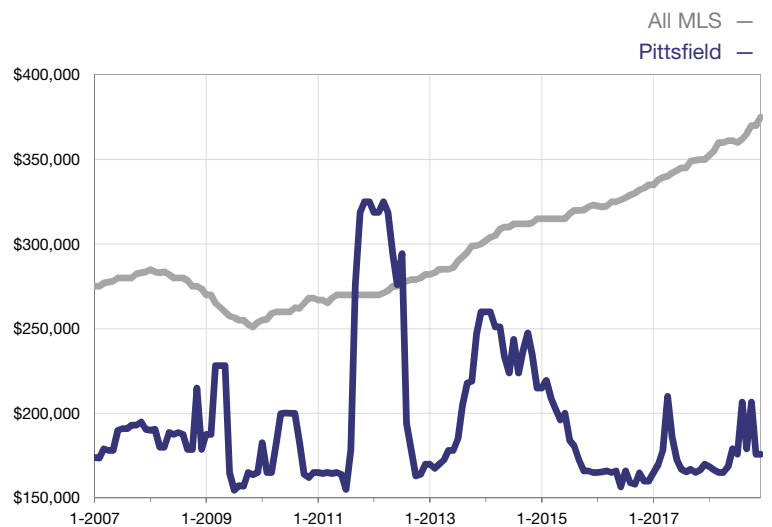
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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