

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	29	+ 26.1%	110	118	+ 7.3%
Closed Sales	30	26	- 13.3%	103	111	+ 7.8%
Median Sales Price*	\$182,000	\$215,000	+ 18.1%	\$180,000	\$190,500	+ 5.8%
Inventory of Homes for Sale	87	26	- 70.1%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--
Cumulative Days on Market Until Sale	30	53	+ 76.7%	45	47	+ 4.4%
Percent of Original List Price Received*	100.6%	96.9%	- 3.7%	97.1%	96.7%	- 0.4%
New Listings	30	37	+ 23.3%	151	110	- 27.2%

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

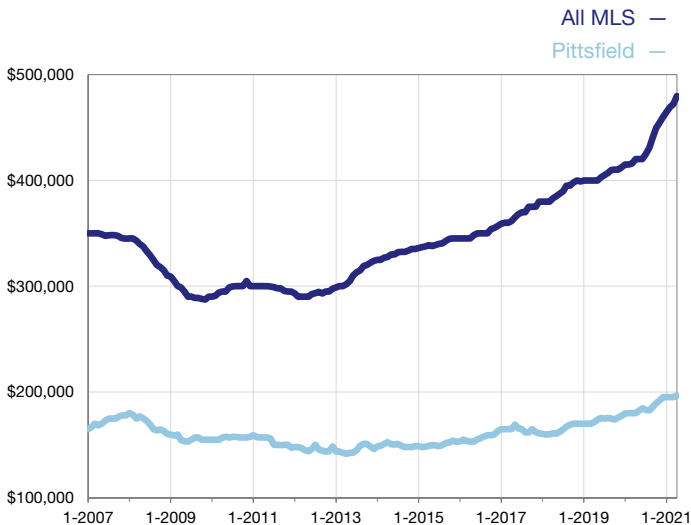
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	4	--	8	9	+ 12.5%
Closed Sales	1	3	+ 200.0%	10	6	- 40.0%
Median Sales Price*	\$425,000	\$107,900	- 74.6%	\$350,000	\$118,950	- 66.0%
Inventory of Homes for Sale	18	2	- 88.9%	--	--	--
Months Supply of Inventory	4.2	0.5	- 88.1%	--	--	--
Cumulative Days on Market Until Sale	126	48	- 61.9%	110	37	- 66.4%
Percent of Original List Price Received*	88.6%	95.8%	+ 8.1%	93.5%	94.4%	+ 1.0%
New Listings	2	4	+ 100.0%	11	9	- 18.2%

* 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

