

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	50	49	- 2.0%	160	168	+ 5.0%
Closed Sales	25	36	+ 44.0%	128	148	+ 15.6%
Median Sales Price*	\$191,000	\$217,500	+ 13.9%	\$184,075	\$196,500	+ 6.7%
Inventory of Homes for Sale	86	29	- 66.3%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--
Cumulative Days on Market Until Sale	36	12	- 66.7%	43	38	- 11.6%
Percent of Original List Price Received*	96.3%	103.9%	+ 7.9%	96.9%	98.5%	+ 1.7%
New Listings	55	50	- 9.1%	206	162	- 21.4%

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

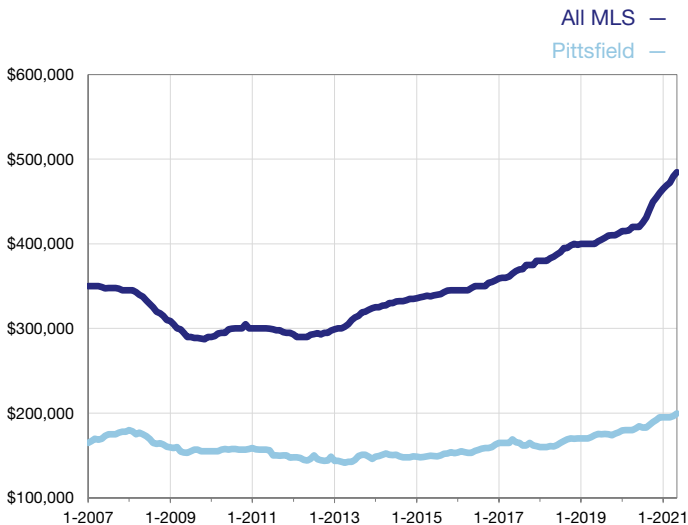
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	3	- 50.0%	14	12	- 14.3%
Closed Sales	2	3	+ 50.0%	12	9	- 25.0%
Median Sales Price*	\$375,000	\$199,000	- 46.9%	\$350,000	\$150,000	- 57.1%
Inventory of Homes for Sale	19	4	- 78.9%	--	--	--
Months Supply of Inventory	4.8	0.9	- 81.3%	--	--	--
Cumulative Days on Market Until Sale	155	19	- 87.7%	117	31	- 73.5%
Percent of Original List Price Received*	91.9%	100.6%	+ 9.5%	93.3%	96.4%	+ 3.3%
New Listings	8	5	- 37.5%	19	14	- 26.3%

* 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

