

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pittsfield

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	40	27	- 32.5%	422	375	- 11.1%
Closed Sales	64	36	- 43.8%	416	383	- 7.9%
Median Sales Price*	\$236,500	<b>\$258,000</b>	+ 9.1%	\$230,000	<b>\$265,000</b>	+ 15.2%
Inventory of Homes for Sale	47	37	- 21.3%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	72	67	- 6.9%	80	73	- 8.8%
Percent of Original List Price Received*	99.5%	99.0%	- 0.5%	100.6%	100.8%	+ 0.2%
New Listings	33	22	- 33.3%	462	410	- 11.3%

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

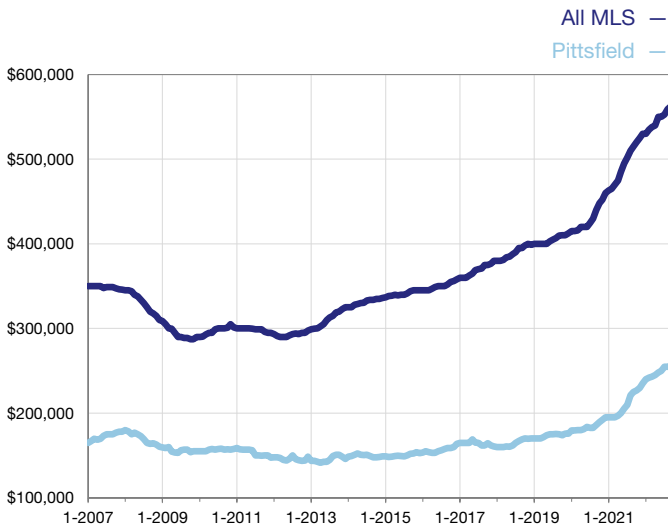
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	1	- 75.0%	34	24	- 29.4%
Closed Sales	5	3	- 40.0%	28	29	+ 3.6%
Median Sales Price*	\$189,900	<b>\$630,000</b>	+ 231.8%	\$186,850	<b>\$375,000</b>	+ 100.7%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--
Cumulative Days on Market Until Sale	77	73	- 5.2%	96	98	+ 2.1%
Percent of Original List Price Received*	99.7%	94.1%	- 5.6%	99.1%	99.3%	+ 0.2%
New Listings	0	3	--	40	36	- 10.0%

\* 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

