

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	43	32	- 25.6%	120	97	- 19.2%
Closed Sales	25	22	- 12.0%	98	77	- 21.4%
Median Sales Price*	\$248,000	\$289,813	+ 16.9%	\$243,750	\$260,000	+ 6.7%
Inventory of Homes for Sale	32	33	+ 3.1%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	68	78	+ 14.7%	76	75	- 1.3%
Percent of Original List Price Received*	103.7%	101.3%	- 2.3%	99.1%	97.9%	- 1.2%
New Listings	39	41	+ 5.1%	127	108	- 15.0%

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

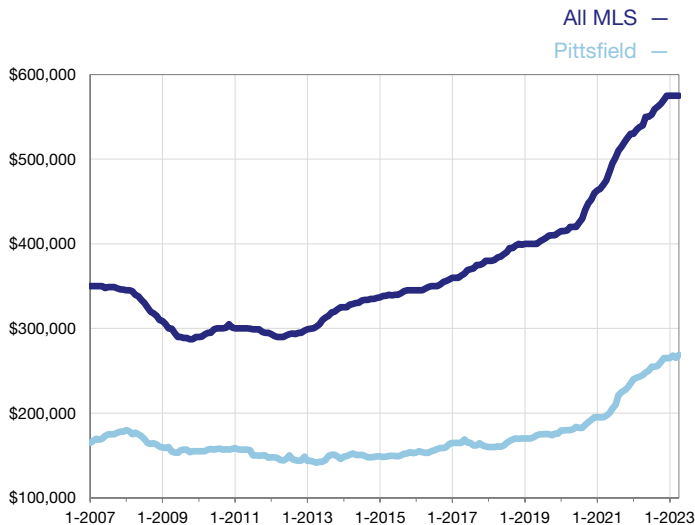
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	3	9	+ 200.0%
Closed Sales	1	3	+ 200.0%	6	8	+ 33.3%
Median Sales Price*	\$727,500	\$255,000	- 64.9%	\$465,000	\$199,800	- 57.0%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	85	117	+ 37.6%	95	110	+ 15.8%
Percent of Original List Price Received*	97.1%	99.9%	+ 2.9%	98.0%	98.1%	+ 0.1%
New Listings	0	0	--	6	5	- 16.7%

* 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

