

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	31	- 6.1%	152	134	- 11.8%
Closed Sales	38	26	- 31.6%	136	103	- 24.3%
Median Sales Price*	\$276,000	\$280,150	+ 1.5%	\$255,250	\$265,500	+ 4.0%
Inventory of Homes for Sale	51	29	- 43.1%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	62	74	+ 19.4%	72	74	+ 2.8%
Percent of Original List Price Received*	102.3%	99.5%	- 2.7%	100.0%	98.3%	- 1.7%
New Listings	54	34	- 37.0%	181	142	- 21.5%

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

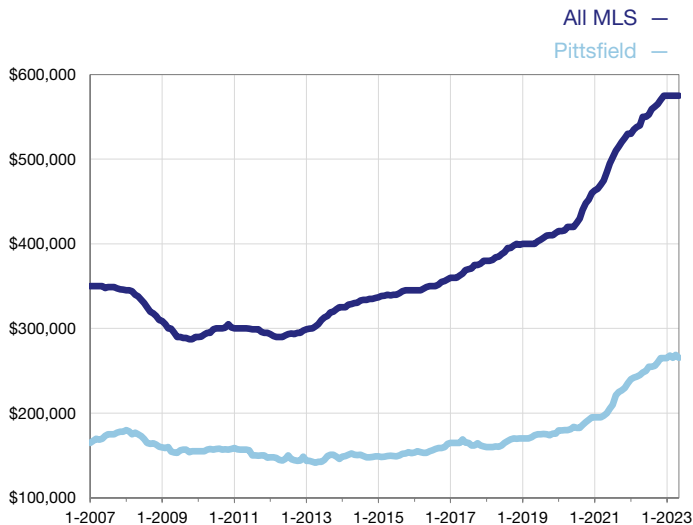
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	7	14	+ 100.0%
Closed Sales	1	4	+ 300.0%	7	12	+ 71.4%
Median Sales Price*	\$545,000	\$242,500	- 55.5%	\$495,000	\$214,800	- 56.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	43	129	+ 200.0%	88	117	+ 33.0%
Percent of Original List Price Received*	103.0%	103.2%	+ 0.2%	98.8%	99.8%	+ 1.0%
New Listings	3	4	+ 33.3%	9	9	0.0%

* 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

