

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	40	34	- 15.0%	192	166	- 13.5%
Closed Sales	38	47	+ 23.7%	174	150	- 13.8%
Median Sales Price*	\$267,500	\$280,000	+ 4.7%	\$265,000	\$268,000	+ 1.1%
Inventory of Homes for Sale	62	34	- 45.2%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	60	66	+ 10.0%	70	72	+ 2.9%
Percent of Original List Price Received*	102.3%	100.1%	- 2.2%	100.5%	98.8%	- 1.7%
New Listings	50	38	- 24.0%	232	181	- 22.0%

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

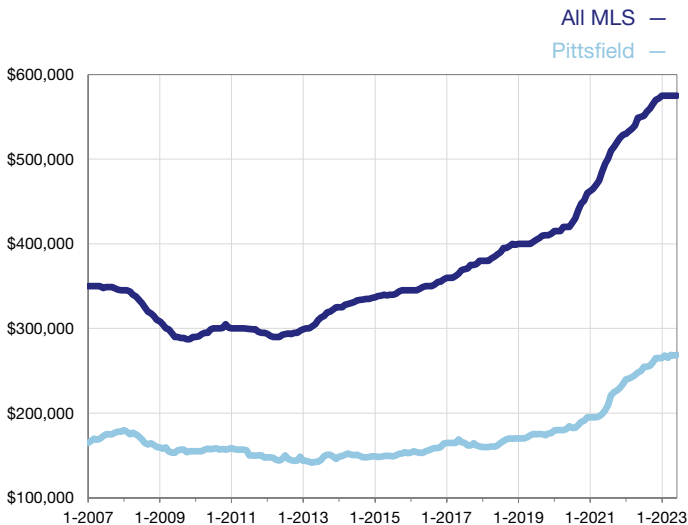
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	10	14	+ 40.0%
Closed Sales	2	3	+ 50.0%	9	15	+ 66.7%
Median Sales Price*	\$197,000	\$235,000	+ 19.3%	\$435,000	\$220,000	- 49.4%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	56	102	+ 82.1%	80	114	+ 42.5%
Percent of Original List Price Received*	98.9%	108.6%	+ 9.8%	98.8%	101.5%	+ 2.7%
New Listings	8	4	- 50.0%	17	13	- 23.5%

* 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

