

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	48	34	- 29.2%	240	202	- 15.8%
Closed Sales	43	21	- 51.2%	217	172	- 20.7%
Median Sales Price*	\$269,000	\$319,000	+ 18.6%	\$265,000	\$271,250	+ 2.4%
Inventory of Homes for Sale	65	36	- 44.6%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	91	55	- 39.6%	74	69	- 6.8%
Percent of Original List Price Received*	104.4%	101.5%	- 2.8%	101.3%	99.2%	- 2.1%
New Listings	54	35	- 35.2%	286	217	- 24.1%

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

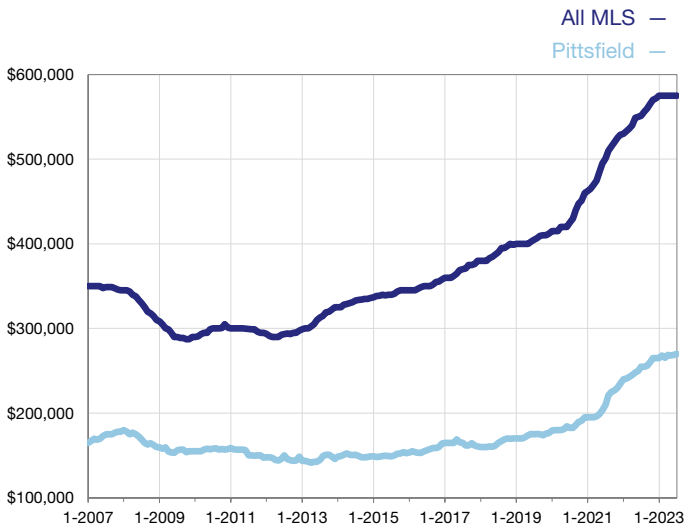
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	18	20	+ 11.1%
Closed Sales	3	1	- 66.7%	12	16	+ 33.3%
Median Sales Price*	\$415,000	\$188,000	- 54.7%	\$425,000	\$214,800	- 49.5%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.4	3.2	+ 128.6%	--	--	--
Cumulative Days on Market Until Sale	85	149	+ 75.3%	82	116	+ 41.5%
Percent of Original List Price Received*	95.0%	83.6%	- 12.0%	97.8%	100.4%	+ 2.7%
New Listings	5	9	+ 80.0%	22	22	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

