

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	47	27	- 42.6%	287	235	- 18.1%
Closed Sales	47	39	- 17.0%	264	212	- 19.7%
Median Sales Price*	\$271,000	\$303,000	+ 11.8%	\$265,000	\$273,750	+ 3.3%
Inventory of Homes for Sale	51	46	- 9.8%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	63	81	+ 28.6%	72	71	- 1.4%
Percent of Original List Price Received*	105.4%	98.7%	- 6.4%	102.0%	99.1%	- 2.8%
New Listings	37	41	+ 10.8%	323	261	- 19.2%

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

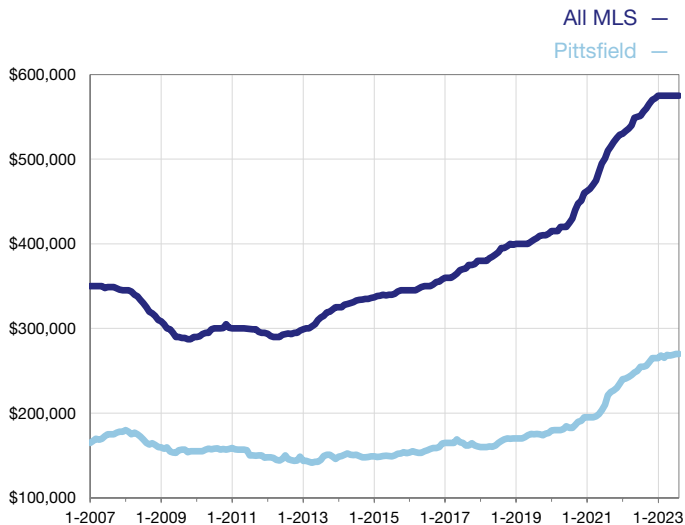
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	18	24	+ 33.3%
Closed Sales	7	4	- 42.9%	19	20	+ 5.3%
Median Sales Price*	\$184,000	\$646,750	+ 251.5%	\$225,000	\$227,500	+ 1.1%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	101	29	- 71.3%	89	98	+ 10.1%
Percent of Original List Price Received*	98.1%	97.5%	- 0.6%	97.9%	99.8%	+ 1.9%
New Listings	5	3	- 40.0%	27	24	- 11.1%

* 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

