

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pittsfield

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	34	24	- 29.4%	321	266	- 17.1%
Closed Sales	50	33	- 34.0%	314	246	- 21.7%
Median Sales Price*	\$275,000	<b>\$303,900</b>	+ 10.5%	\$266,500	<b>\$275,000</b>	+ 3.2%
Inventory of Homes for Sale	52	47	- 9.6%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	75	60	- 20.0%	72	69	- 4.2%
Percent of Original List Price Received*	98.9%	<b>102.2%</b>	+ 3.3%	101.5%	<b>99.6%</b>	- 1.9%
New Listings	37	37	0.0%	360	298	- 17.2%

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

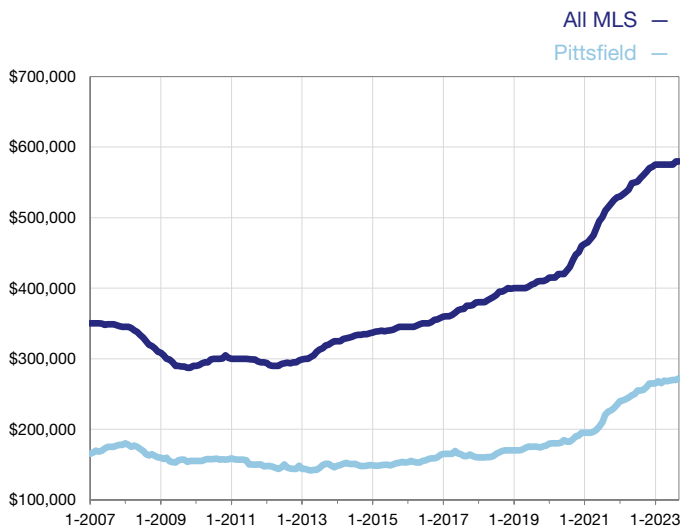
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	19	27	+ 42.1%
Closed Sales	4	6	+ 50.0%	23	26	+ 13.0%
Median Sales Price*	\$364,000	<b>\$437,500</b>	+ 20.2%	\$233,000	<b>\$245,000</b>	+ 5.2%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	3.5	2.3	- 34.3%	--	--	--
Cumulative Days on Market Until Sale	83	62	- 25.3%	88	90	+ 2.3%
Percent of Original List Price Received*	101.5%	<b>100.2%</b>	- 1.3%	98.6%	<b>99.9%</b>	+ 1.3%
New Listings	4	3	- 25.0%	31	28	- 9.7%

\* 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

