

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	28	+ 7.7%	347	297	- 14.4%
Closed Sales	33	33	0.0%	347	279	- 19.6%
Median Sales Price*	\$260,000	\$320,000	+ 23.1%	\$265,000	\$279,900	+ 5.6%
Inventory of Homes for Sale	57	53	- 7.0%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	74	63	- 14.9%	73	68	- 6.8%
Percent of Original List Price Received*	95.7%	103.8%	+ 8.5%	101.0%	100.1%	- 0.9%
New Listings	33	47	+ 42.4%	393	345	- 12.2%

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

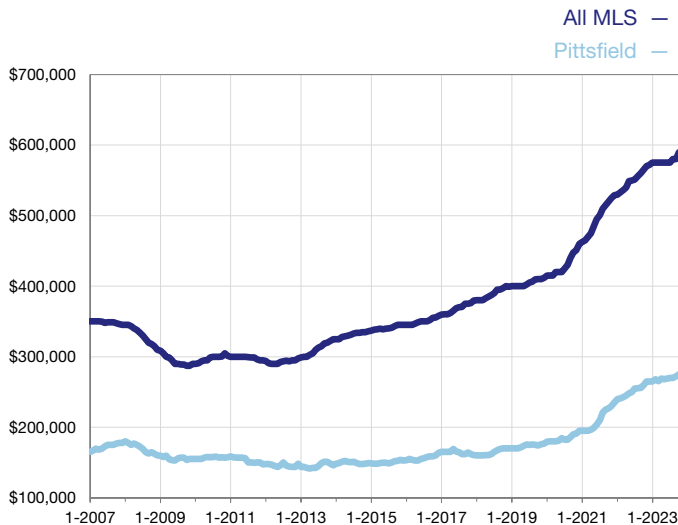
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	23	29	+ 26.1%
Closed Sales	3	3	0.0%	26	29	+ 11.5%
Median Sales Price*	\$375,000	\$175,000	- 53.3%	\$264,000	\$235,000	- 11.0%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	3.6	1.4	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	205	88	- 57.1%	101	90	- 10.9%
Percent of Original List Price Received*	110.4%	88.9%	- 19.5%	99.9%	98.8%	- 1.1%
New Listings	4	1	- 75.0%	35	29	- 17.1%

* 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

