

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	20	- 25.9%	374	321	- 14.2%
Closed Sales	36	28	- 22.2%	383	307	- 19.8%
Median Sales Price*	\$258,000	\$258,500	+ 0.2%	\$265,000	\$277,500	+ 4.7%
Inventory of Homes for Sale	47	51	+ 8.5%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	67	70	+ 4.5%	72	69	- 4.2%
Percent of Original List Price Received*	99.0%	95.6%	- 3.4%	100.8%	99.7%	- 1.1%
New Listings	21	27	+ 28.6%	414	371	- 10.4%

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

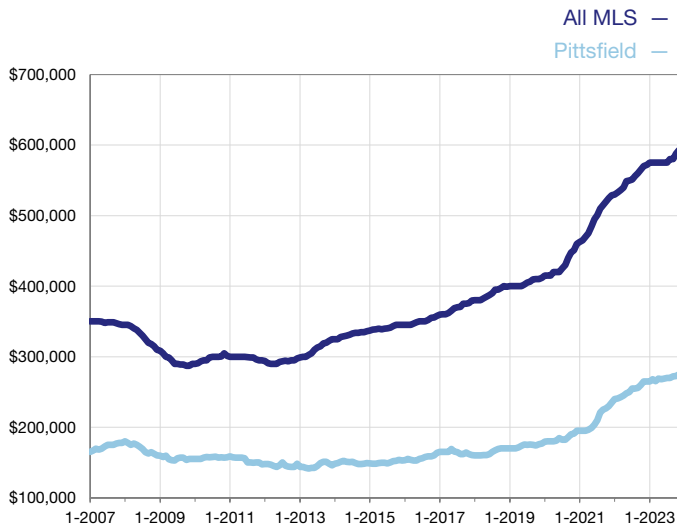
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	24	31	+ 29.2%
Closed Sales	3	2	- 33.3%	29	31	+ 6.9%
Median Sales Price*	\$630,000	\$407,500	- 35.3%	\$375,000	\$255,000	- 32.0%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
Months Supply of Inventory	4.3	1.0	- 76.7%	--	--	--
Cumulative Days on Market Until Sale	73	262	+ 258.9%	98	101	+ 3.1%
Percent of Original List Price Received*	94.1%	87.0%	- 7.5%	99.3%	98.0%	- 1.3%
New Listings	3	2	- 33.3%	38	31	- 18.4%

* 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

