

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	22	+ 29.4%	391	343	- 12.3%
Closed Sales	29	27	- 6.9%	412	334	- 18.9%
Median Sales Price*	\$270,000	\$279,000	+ 3.3%	\$265,000	\$277,750	+ 4.8%
Inventory of Homes for Sale	40	35	- 12.5%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	62	73	+ 17.7%	71	69	- 2.8%
Percent of Original List Price Received*	97.8%	96.2%	- 1.6%	100.6%	99.4%	- 1.2%
New Listings	20	8	- 60.0%	434	380	- 12.4%

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

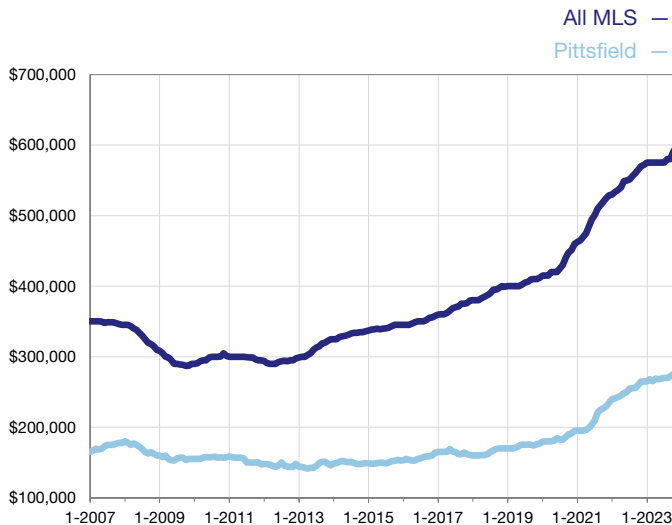
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	26	33	+ 26.9%
Closed Sales	1	2	+ 100.0%	30	33	+ 10.0%
Median Sales Price*	\$200,000	\$204,700	+ 2.4%	\$335,000	\$235,000	- 29.9%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	3.8	1.3	- 65.8%	--	--	--
Cumulative Days on Market Until Sale	38	40	+ 5.3%	96	97	+ 1.0%
Percent of Original List Price Received*	93.1%	103.6%	+ 11.3%	99.1%	98.3%	- 0.8%
New Listings	1	2	+ 100.0%	39	33	- 15.4%

* 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

