

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

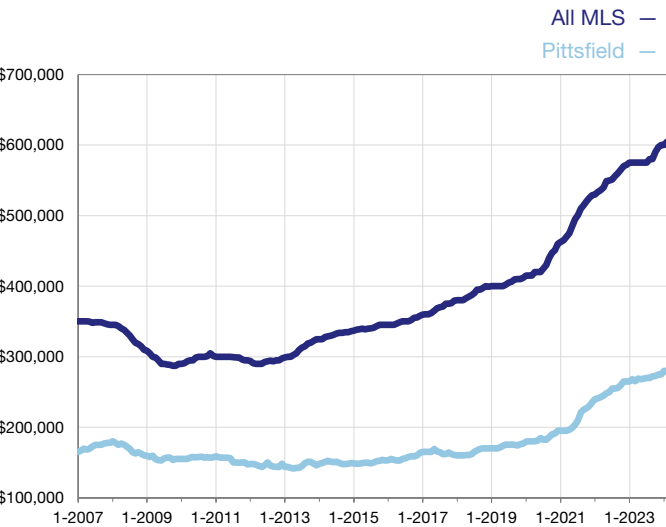
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	25	+ 56.3%	38	44	+ 15.8%
Closed Sales	11	15	+ 36.4%	32	37	+ 15.6%
Median Sales Price*	\$215,000	\$265,000	+ 23.3%	\$212,500	\$263,000	+ 23.8%
Inventory of Homes for Sale	28	35	+ 25.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	61	85	+ 39.3%	60	78	+ 30.0%
Percent of Original List Price Received*	97.1%	97.3%	+ 0.2%	95.1%	98.4%	+ 3.5%
New Listings	12	17	+ 41.7%	32	43	+ 34.4%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	6	5	- 16.7%
Closed Sales	2	1	- 50.0%	3	3	0.0%
Median Sales Price*	\$150,000	\$510,000	+ 240.0%	\$160,000	\$510,000	+ 218.8%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	1.7	2.8	+ 64.7%	--	--	--
Cumulative Days on Market Until Sale	100	115	+ 15.0%	116	57	- 50.9%
Percent of Original List Price Received*	98.3%	81.6%	- 17.0%	95.0%	92.1%	- 3.1%
New Listings	3	6	+ 100.0%	4	10	+ 150.0%

* 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

