

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Pittsfield

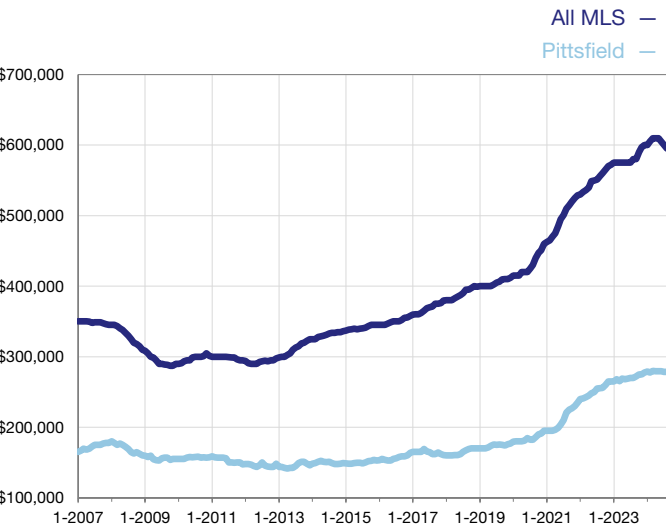
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	34	30	- 11.8%	242	231	- 4.5%
Closed Sales	40	42	+ 5.0%	213	214	+ 0.5%
Median Sales Price*	\$289,000	\$311,000	+ 7.6%	\$272,500	\$295,125	+ 8.3%
Inventory of Homes for Sale	44	54	+ 22.7%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	81	62	- 23.5%	71	71	0.0%
Percent of Original List Price Received*	99.1%	101.3%	+ 2.2%	99.2%	99.6%	+ 0.4%
New Listings	41	41	0.0%	262	265	+ 1.1%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	24	26	+ 8.3%
Closed Sales	4	4	0.0%	20	23	+ 15.0%
Median Sales Price*	\$646,750	\$391,000	- 39.5%	\$227,500	\$330,000	+ 45.1%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	2.8	3.1	+ 10.7%	--	--	--
Cumulative Days on Market Until Sale	29	63	+ 117.2%	98	67	- 31.6%
Percent of Original List Price Received*	97.5%	102.0%	+ 4.6%	99.8%	98.7%	- 1.1%
New Listings	3	3	0.0%	25	33	+ 32.0%

\* 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

