

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

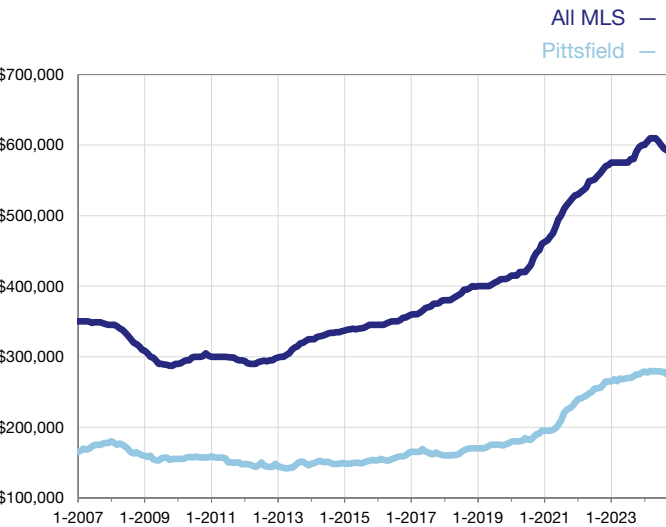
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	28	40	+ 42.9%	270	270	0.0%
Closed Sales	33	24	- 27.3%	246	238	- 3.3%
Median Sales Price*	\$303,900	\$287,500	- 5.4%	\$275,000	\$292,875	+ 6.5%
Inventory of Homes for Sale	49	57	+ 16.3%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	60	57	- 5.0%	69	69	0.0%
Percent of Original List Price Received*	102.2%	102.3%	+ 0.1%	99.6%	99.9%	+ 0.3%
New Listings	38	50	+ 31.6%	300	313	+ 4.3%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	27	29	+ 7.4%
Closed Sales	6	3	- 50.0%	26	26	0.0%
Median Sales Price*	\$437,500	\$617,500	+ 41.1%	\$245,000	\$332,750	+ 35.8%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--
Cumulative Days on Market Until Sale	62	59	- 4.8%	90	66	- 26.7%
Percent of Original List Price Received*	100.2%	101.0%	+ 0.8%	99.9%	99.0%	- 0.9%
New Listings	3	2	- 33.3%	28	36	+ 28.6%

* 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

