

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Pittsfield

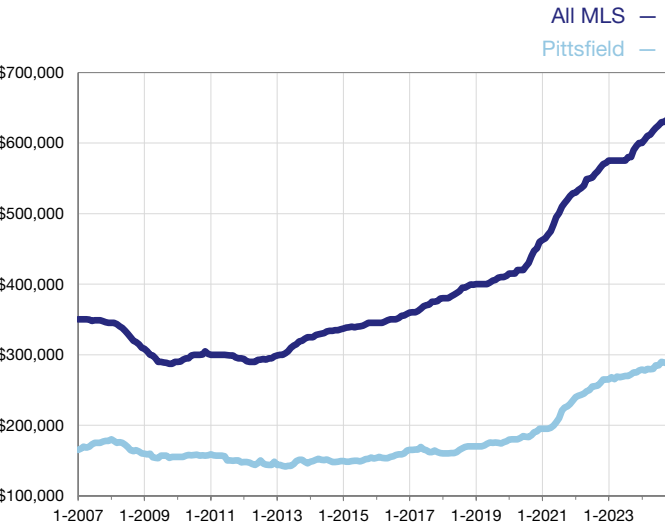
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	31	43	+ 38.7%	301	308	+ 2.3%
Closed Sales	33	36	+ 9.1%	279	275	- 1.4%
Median Sales Price*	\$320,000	\$314,500	- 1.7%	\$279,900	\$297,000	+ 6.1%
Inventory of Homes for Sale	56	58	+ 3.6%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	63	84	+ 33.3%	68	71	+ 4.4%
Percent of Original List Price Received*	103.8%	94.5%	- 9.0%	100.1%	99.2%	- 0.9%
New Listings	46	46	0.0%	346	358	+ 3.5%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	29	32	+ 10.3%
Closed Sales	3	5	+ 66.7%	29	31	+ 6.9%
Median Sales Price*	\$175,000	\$439,900	+ 151.4%	\$235,000	\$335,500	+ 42.8%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	1.4	3.3	+ 135.7%	--	--	--
Cumulative Days on Market Until Sale	88	64	- 27.3%	90	66	- 26.7%
Percent of Original List Price Received*	88.9%	99.5%	+ 11.9%	98.8%	99.1%	+ 0.3%
New Listings	1	5	+ 400.0%	29	42	+ 44.8%

* 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

